

KILDRUMMIE

16A MILLAR STREET, CRIEFF, PH7 3AH



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Irving Geddes are delighted to offer for sale this fully modernised three bedroom mid-terrace villa enjoying a very central location within the ever popular market town of Crieff. Set over two floors, the layout comprises on the ground floor; **ENTRANCE PORCH, HALLWAY**, spacious **LOUNGE** with storage cupboard, sizeable **FAMILY/DINING ROOM** with log burner, quality fitted dining **KITCHEN** with door giving access to rear garden. The upper floor comprises; 3 double **BEDROOMS** (master with bay window and fitted wardrobes), modern family **SHOWER ROOM**. The property is warmed by gas central heating and is double glazed throughout.

The property is pavement line to the front and has a gated access to the rear. From the kitchen doorway, a concrete pathway gives access to steps leading up to the private rear garden area. Laid mainly to lawn with mature planting and shrubbery areas, with garden shed located at the end. A paviour pathway & stone chippings border the enclosed garden area. Boundaries are formed by masonry walls/timber fencing. Unrestricted on street parking available to the front.

Likely to have broad appeal, the property enjoys an excellent location within easy walking distance to the town centre amenities and Morrison's Academy.

Energy Performance Rated C

Council Tax Band Rated D

3D Tour <https://my.matterport.com/show/?m=3owybNL6Aos>

Viewing strictly by appointment through Irving Geddes - 01764 653771

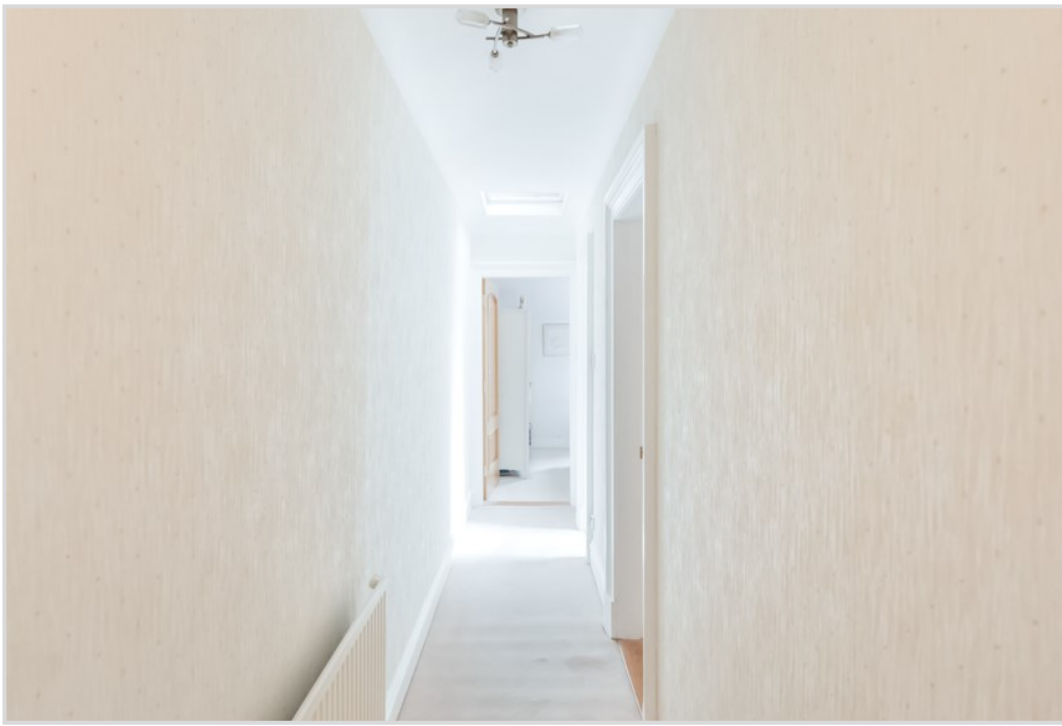








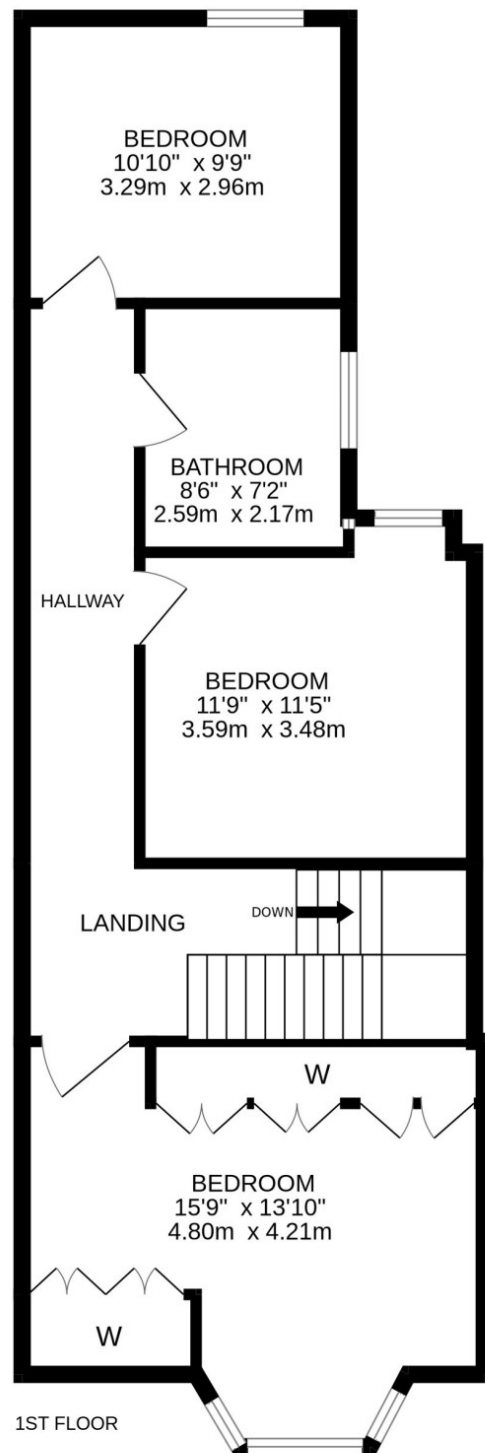
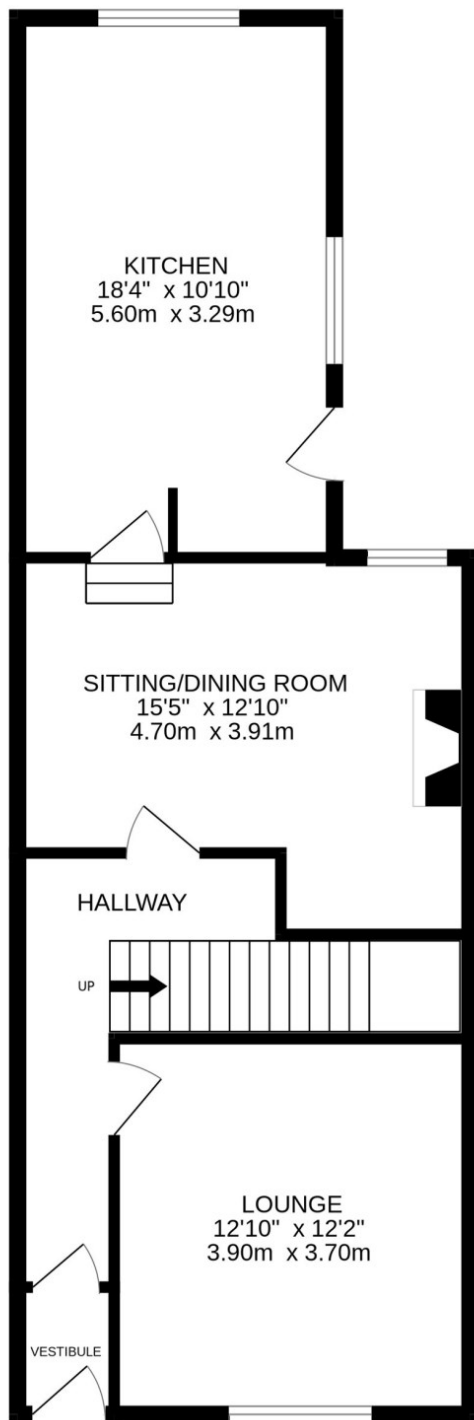






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. They are provided as a general guide and may be subject to change. All measurements are approximate only.

GROUND FLOOR





Crieff

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Comrie

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Tel: 01764 670325

Aberfeldy

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