



21 DOLLERIE CRESCENT, CRIEFF, PH7 3EF

Irving Geddes are delighted to offer for sale this spacious & flexible four bedroom detached villa enjoying a private location, close to the centre of the ever popular town of Crieff. Set at the end of a no-through road, the villa has an enviable & elevated position, & is an individual build with an attractive split level design.

Set principally over two floors, the layout comprises on the ground floor; ENTRANCE VESTIBULE, HALL with storage, LOUNGE/BEDROOM, DINING KITCHEN and BATHROOM. The lower ground has the principle LOUNGE with patio doors to sun terrace, FOUR BEDROOMS (Master with dressing area and en-suite bathroom), UTILITY ROOM and W.C.

Private parking and a single garage lies at the front of the property, with adjacent pedestrian access onto Leadenflower Road and a short walk into the town centre. The fully enclosed south-facing rear has an area of lawn, paved patios, mature planting, a timber shed and greenhouse. A notable feature is the large centrally heated full-height basement (with power, lighting & water). External access from the side of the property, an ideal studio/workshop or storage space.

A charming family home, providing a most versatile layout and offering scope for further development, a property upon which purchasers can place their own design ideas. Likely to be a welcome addition to the sales market and early viewing is advised.





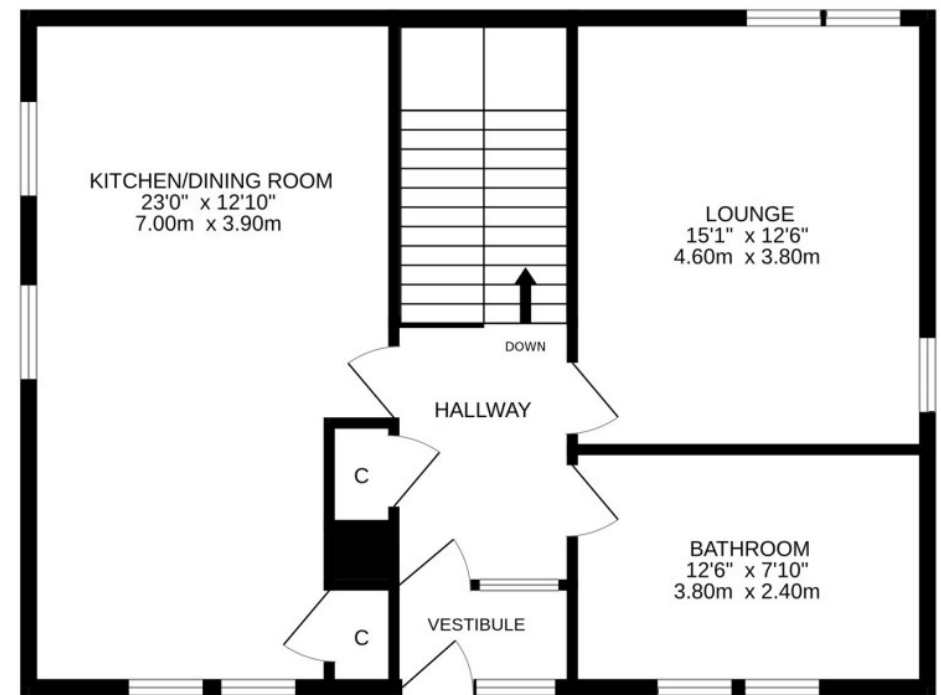
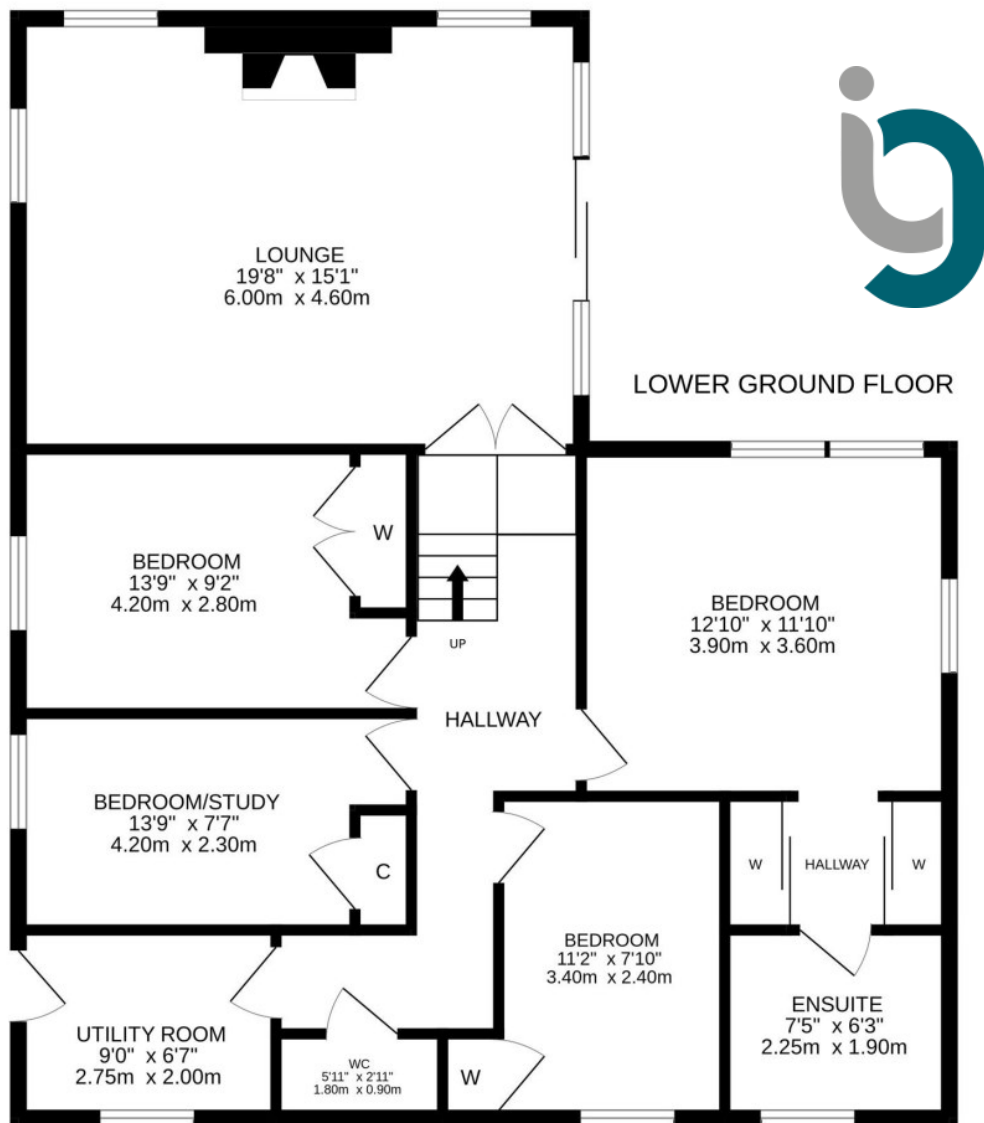












Energy Performance C Rating **Council Tax** Band G

Services Mains water, gas, electric & drainage.

Viewing Strictly by appointment through Irving Geddes.

Video Tour <https://my.matterport.com/show/?m=GbJRGHeTR4K>

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722