





4 MILLAR STREET, CRIEFF, PERTSHIRE, PH7 3AH

Irving Geddes are delighted to offer onto the market this stunning, renovated 3 bedroom end-terrace villa, immaculately presented & boasting a central location with private parking/garden within the ever popular Perthshire town of Crieff. Formally a commercial shop with upper accommodation, this exceptional conversion stripped the interior back to the stone walls and solum, creating a stunning 'new-build' from the inside out. A spacious layout set over two floors; the ground floor comprising a beautiful LOUNGE/FAMILY ROOM with exposed wall & wood-burning stove, bespoke modern BREAKFASTING KITCHEN, rear UTILITY HALL & quality BATHROOM. There are THREE BEDROOMS on the upper floor and a 'Jack & Jill' SHOWER ROOM. One of the bedrooms is particularly notable in size and currently utilised as a OFFICE/GYM.

Externally there is private gated access to a large fully enclosed parking area laid to mono-block. Immediately to the rear, accessed from the UTILITY HALL and KITCHEN, is an excellent sheltered patio 'sitooterie' with metal storage shed.

4 Millar Street is a unique contemporary home of real quality and character, enjoying an excellent location with a 3min walk into the centre of town, and sat directly across from Morrison's Academy. Presented in true move-in condition & likely to have broad appeal.

Energy Performance 'C' Rating Council Tax Band 'D'

Video Tour <https://my.matterport.com/show/?m=Y6ZziTNUiMZ>

Viewing Strictly by appointment through Irving Geddes.

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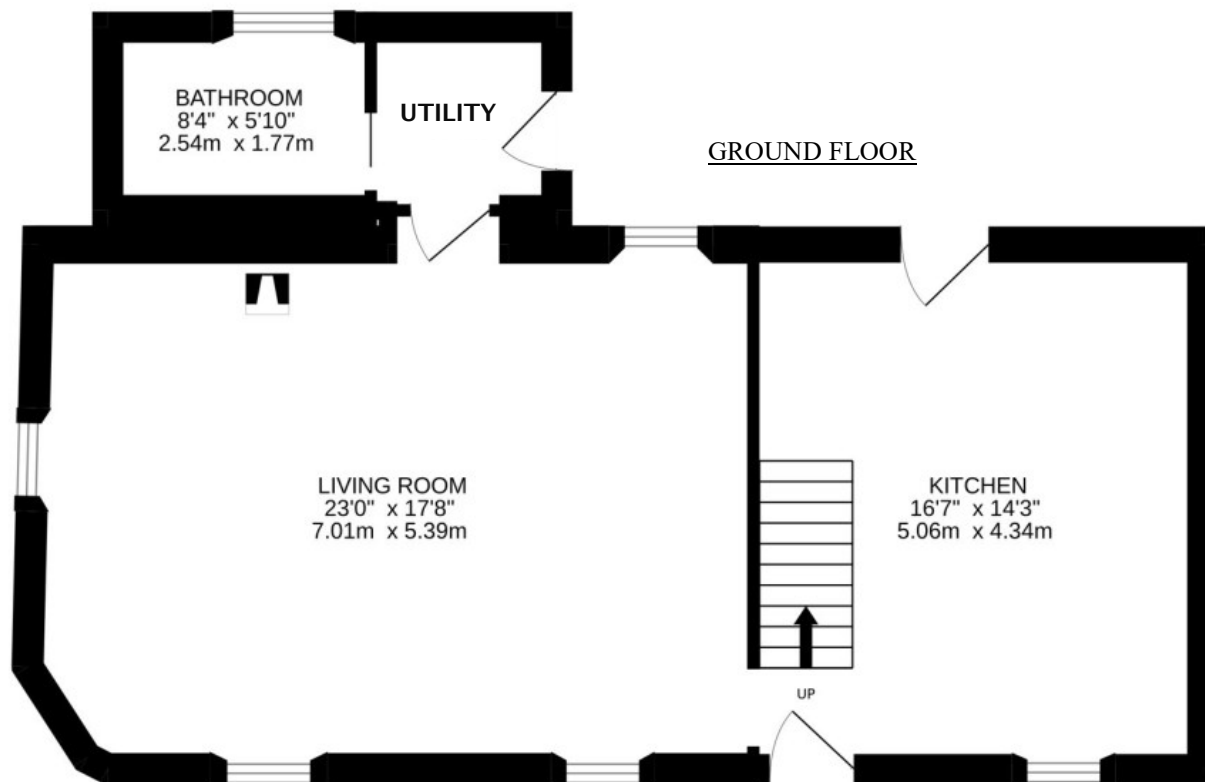




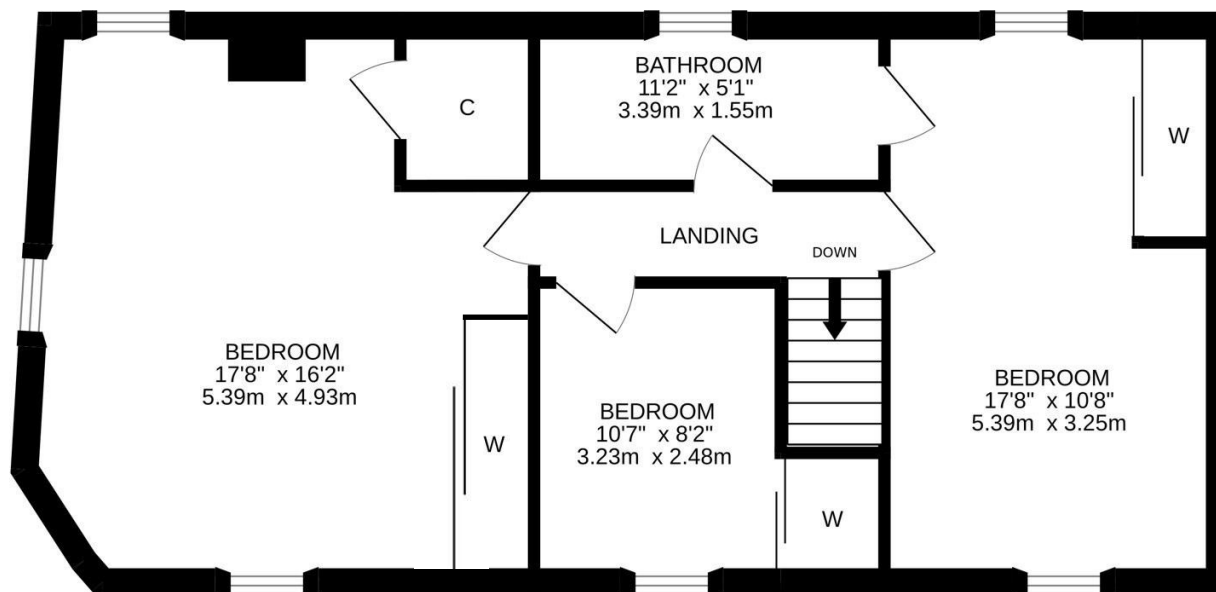








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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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