

23 HILL STREET
CRIEFF, PH7 3BU



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Irving Geddes are delighted to offer for sale this modernised, freshly decorated and spacious three bedroom end 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 HALLWAY** leading to the spacious **LOUNGE**, quality fitted **KITCHEN** with integrated appliances & French doors opening onto a paved patio area with steps leading up to the rear garden & additional door giving access to the side pathway, **DINING ROOM** and modern **SHOWER ROOM**. The upper floor comprises; Two Double **BEDROOMS**, 1 single **BEDROOM** & family **BATHROOM**. The property is warmed by gas central heating and double glazed throughout.

The property is pavement line to the front with a pathway leading along the gable end, giving access to the rear garden area which can also be reached via French doors in the kitchen. Steps lead up to the rear garden area which is laid to grass with mature trees, shrubbery, planted borders & seating area to the rear. Boundaries are formed by newly installed timber fencing. Unrestricted on street parking is available to the front.

Likely to have broad appeal - the property enjoys an excellent location within easy walking distance to the town centre amenities & private schooling.

Energy Performance Rated 'D'

Council Tax Band 'D'

3D Tour: <https://my.matterport.com/show/?m=kez8YcMdouM>

Viewing strictly by appointment through Irving Geddes - 01764 653771









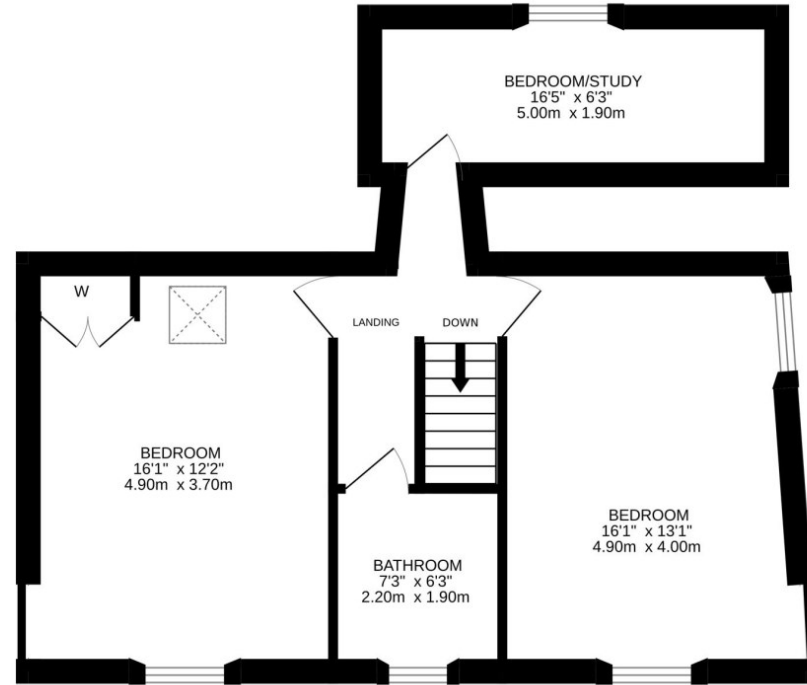
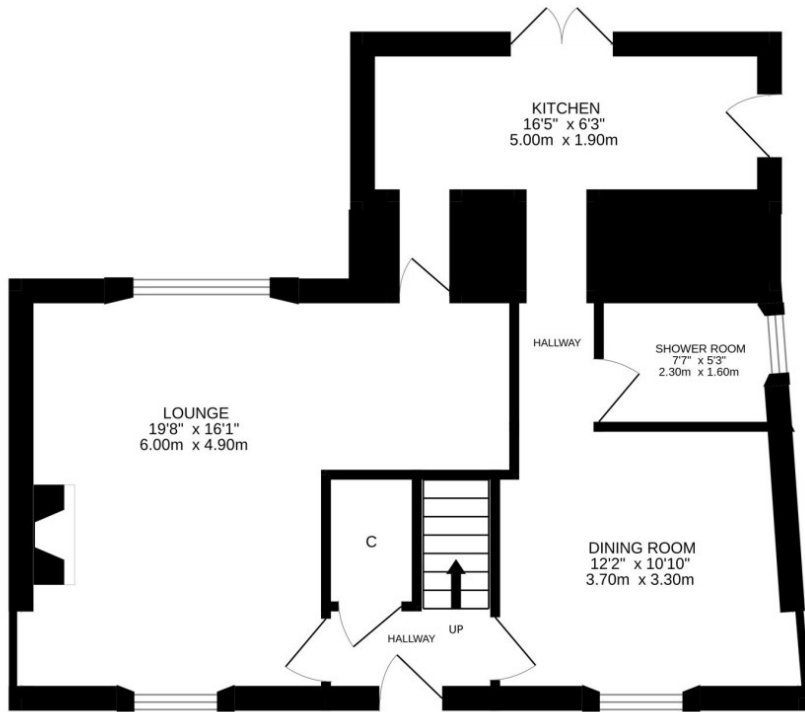






GROUND FLOOR

1ST FLOOR



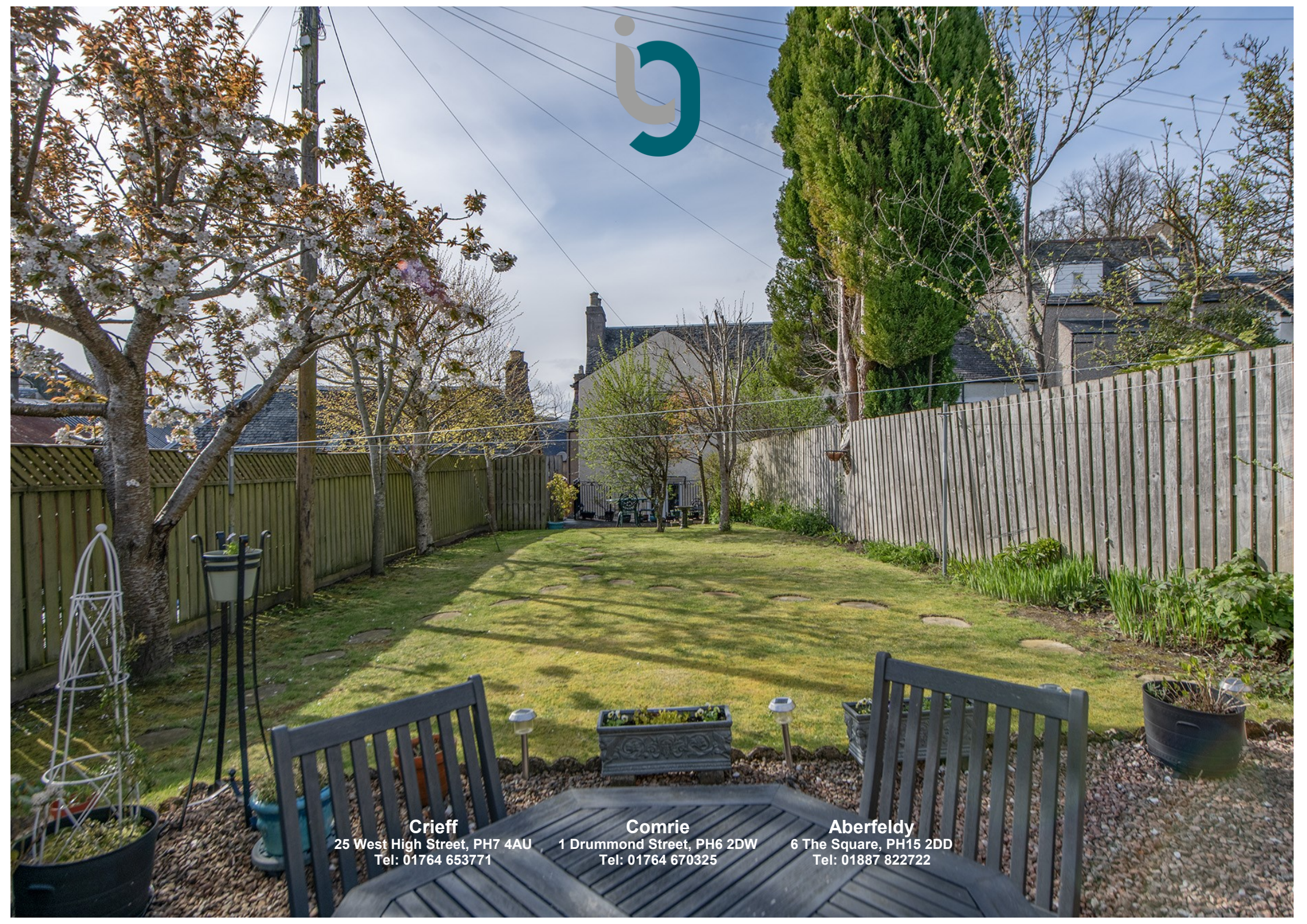
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. They are provided as a general guide and may be subject to change. All measurements are approximate only.

Thinking of selling?
Call us now for a free valuation for your own property.

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



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