

Viewcroft

32 Mitchell Street, Crieff
Perthshire, PH7 3AG

Guide Price £210,000

IRVING
GEDDES
w.s. | solicitors | estate agents



Viewcroft, 32 Mitchell Street, Crieff, Perthshire, PH7 3AG

We are delighted to offer for sale this attractive 3 bedroom mid-terraced property located within the popular Perthshire town of Crieff. Well proportioned accommodation comprising on the ground floor; **sitting room, lounge**, fully fitted modern **kitchen, utility room** with door to rear and **wet** room. There are 3 **double bedrooms** & large family **bathroom** with separate shower. The property is warmed by gas-fired central heating and has two wood-burning stoves.

There is a large garden to the rear which is laid to lawn and includes a spacious outbuilding, timber shed and poly-tunnel. Unrestricted on-street parking can be found to the front.

Viewcroft has charming original features, is centrally located & offers flexible accommodation. Likely to have broad appeal and early viewing is advised.

Lounge (15'7" x 10'5")

Kitchen (10'4" x 8'6")

Sitting Room (15'02" x 11'9")

Utility Room (8'7" x 4'6")

Bedroom One (15'0" x 9'3")

Bedroom Two (15'2" x 10'4")

Bedroom Three (11'3" x 9'2")

Bathroom (8'8" x 8'7")

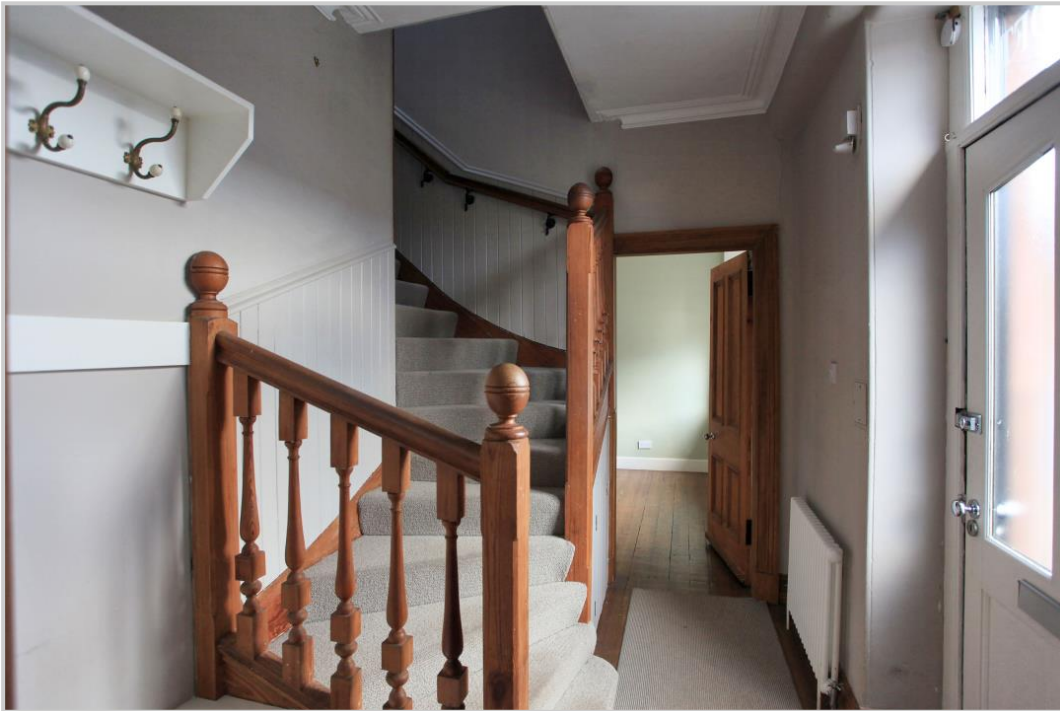
Wet Room (6'8" x 4'2")

Directions Heading east from James Square in the centre of town, continue on until the petrol station. Turn Immediately left into Strathearn Terrace then first left onto Mitchell Street Viewcroft can be found a short distance down on the right.

Viewing through Irving Geddes W.S. on 01764 653771.

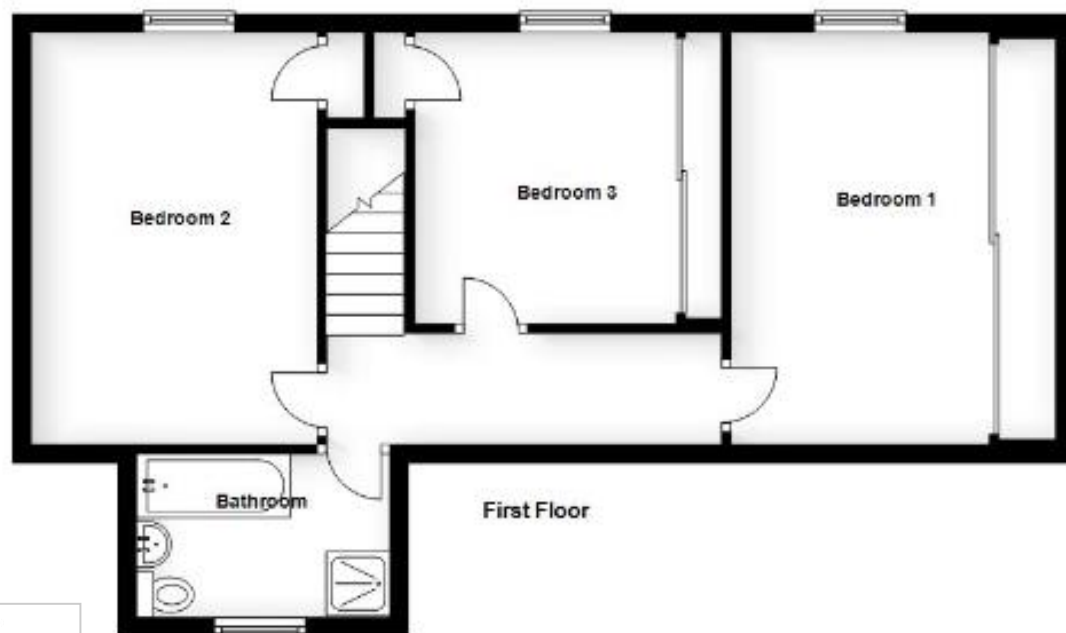
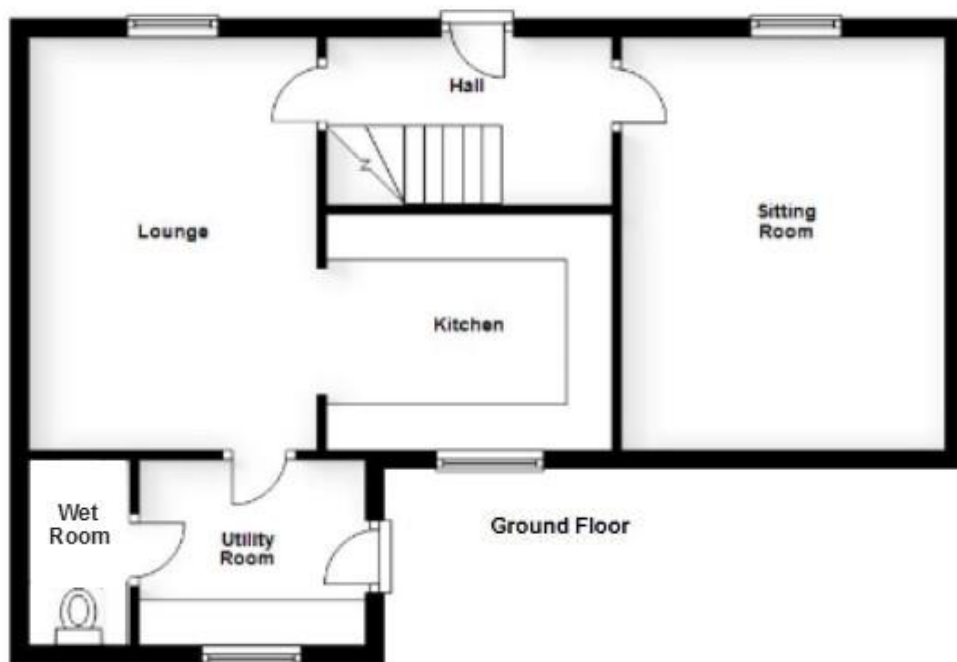
Energy Performance Rated 'D'. **Council Tax Band** 'D'





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.





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

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