

36 James Square

Crieff, PH7 3EY

Guide Price £195,000



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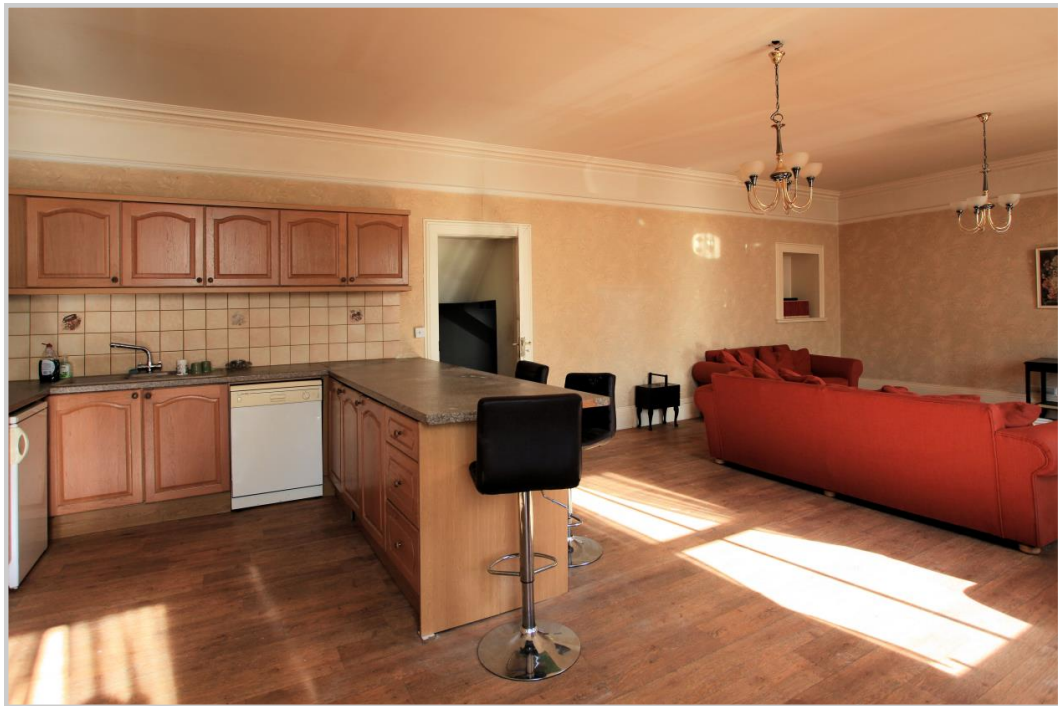
Description

Irving Geddes are delighted to offer a unique opportunity to purchase a substantial mid-terrace period property located in the heart of the ever popular Perthshire market town of Crieff . A former commercial premises occupies the ground floor with a substantial residential property on the first and top floors. The property is warmed by gas central heating and has a combination of single and double glazing.

There is a large room to the front and rear on the ground floor with a storage room lining the two. The original staircase is located to the rear leading to a landing with a walk-in storage cupboard. The landing provides access to a **utility/store room** and **large lounge/kitchen**. The stairs continue to the top floor with a mid-landing **cloakroom**. The top floor houses **three double bedrooms** (master with **en-suite shower room** and an excellent outlook), **single bedroom** and **family bathroom**.

A property with the scale, flexibility, mixed use and development potential offered by 36 James Square is rare to the local market and early interest is recommended.





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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Viewing Strictly by appointment through Irving Geddes W.S. on 01764 653771/670325 or drummond@irvinggeddes.co.uk.



Ground Floor (Former Shop Premises)

Front Area (30'2" x 18'6") Store Room (11'4" x 8'8") Rear Area (21'2" x 20'10")

First Floor

Cloakroom, Utility/Store (12'10" x 7'8") Kitchen/Lounge (30'2" x 20'2")

Second Floor

Master Bedroom (21'8" x 13'6") Bedroom (15'2" x 12'2")

Bedroom (15'2" x 10'2") Bedroom (11'2" x 7'2") Bathroom (12'10" x 9'0")



Energy Performance Rating: E

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