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**EMSLEA**  
31 DOLLÉRIE TERRACE, CRIEFF, PH7 3EG



## EMSLEA, 31 DOLLERIE TERRACE, CRIEFF, PH7 3EG

Irving Geddes are delighted to offer for sale this charming and very well presented 3 bedroom mid-terrace period property, located within a mature residential area close to the centre of the ever popular Perthshire market town of Crieff. Emslea is a beautiful and characterful home set over 2 floors, the ground floor comprising; FRONT VESTIBULE, HALL, LOUNGE, DINING ROOM, BREAKFASTING KITCHEN and REAR PORCH with walk in STORE. There are TWO DOUBLE BEDROOMS, A SINGLE BEDROOM and FAMILY BATHROOM on the upper floor.

Emslea offers considerable period charm with beautiful sash & case bay windows, stripped back wood detail, fire surround and cast iron inserts. The property enjoys the benefits of modern living with a contemporary kitchen and bathroom, double glazing, gas fired combi central heating, and a log-burning stove within the lounge

The property has private front & rear gardens with a small paved terrace to the front and planted bed. Unrestricted on street parking to the front. Stone steps lead to a covered porch with a solid wood door. The rear garden is easily maintained, and comprises an area of lawn, patio areas adjacent to the rear porch & towards the rear, along with gated access.

A delightful property in move-in condition and one likely to have broad appeal.

**Energy Performance** 'D' Rating      **Council Tax** Band 'E'

**Services** Mains water, gas, electric and drainage.

**Video** <https://my.matterport.com/show/?m=tDubmLv2Co7>

**Viewing** Strictly by appointment through Irving Geddes.

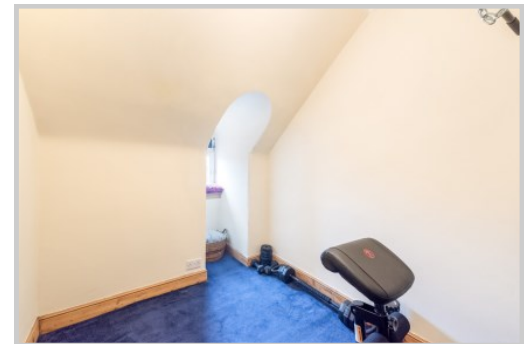
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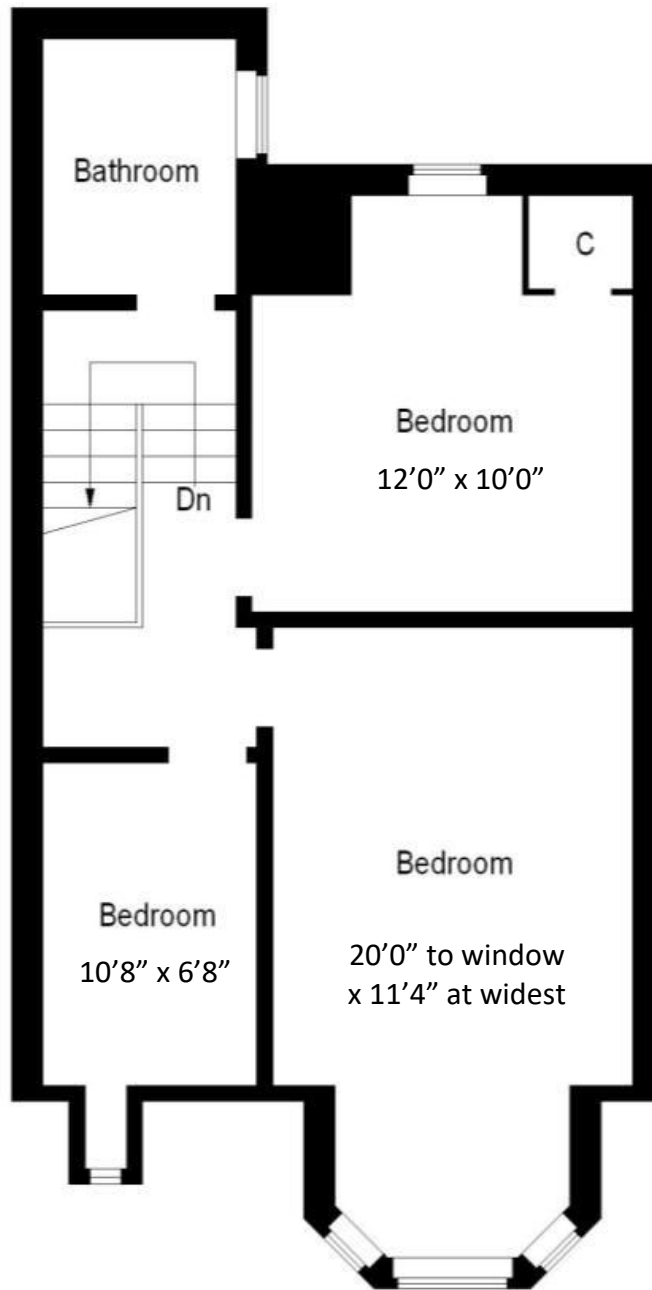
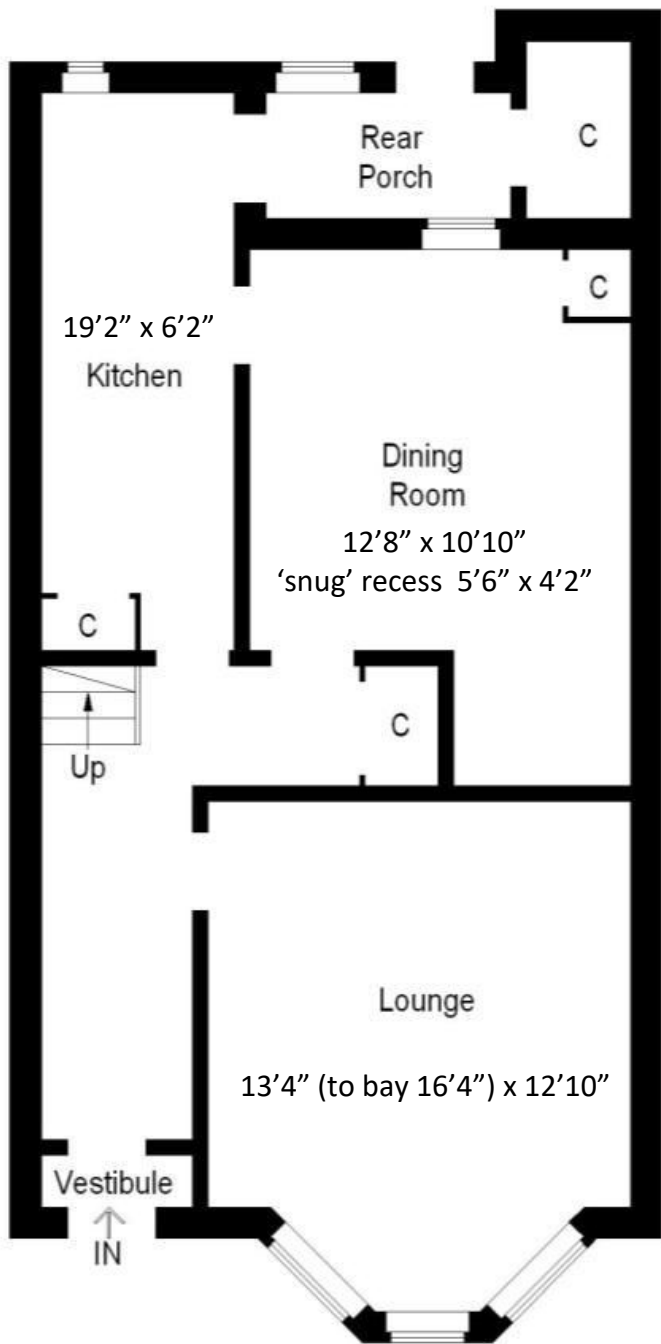








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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