

MAGNOLIA FLAT,
22 COMMISSIONER STREET
CRIEFF, PH7 3AY



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Irving Geddes are delighted to offer for sale this well presented one bedroom flat enjoying a central location in the ever popular town of Crieff. The property is set over one floor & comprises; ENTRANCE HALL, LIVING ROOM, KITCHEN, BEDROOM & SHOWER ROOM with WC.

There is a store/wash house located within the basement area which accommodates the central heating boiler. There is also an additional store within the cellar area pertaining to this property.

The property benefits from gas central heating & is double glazed throughout.

Located to the rear of the property is a designated garden area which has been laid to lawn with trees, bright flowers, mature shrubbery with boundaries being formed by timber fencing.

A charming property and ideal first time buy, downsizer or second home/ investment. Magnolia will appeal to a variety of buyers.

Energy Performance 'C' Rating

Council Tax Band 'B'

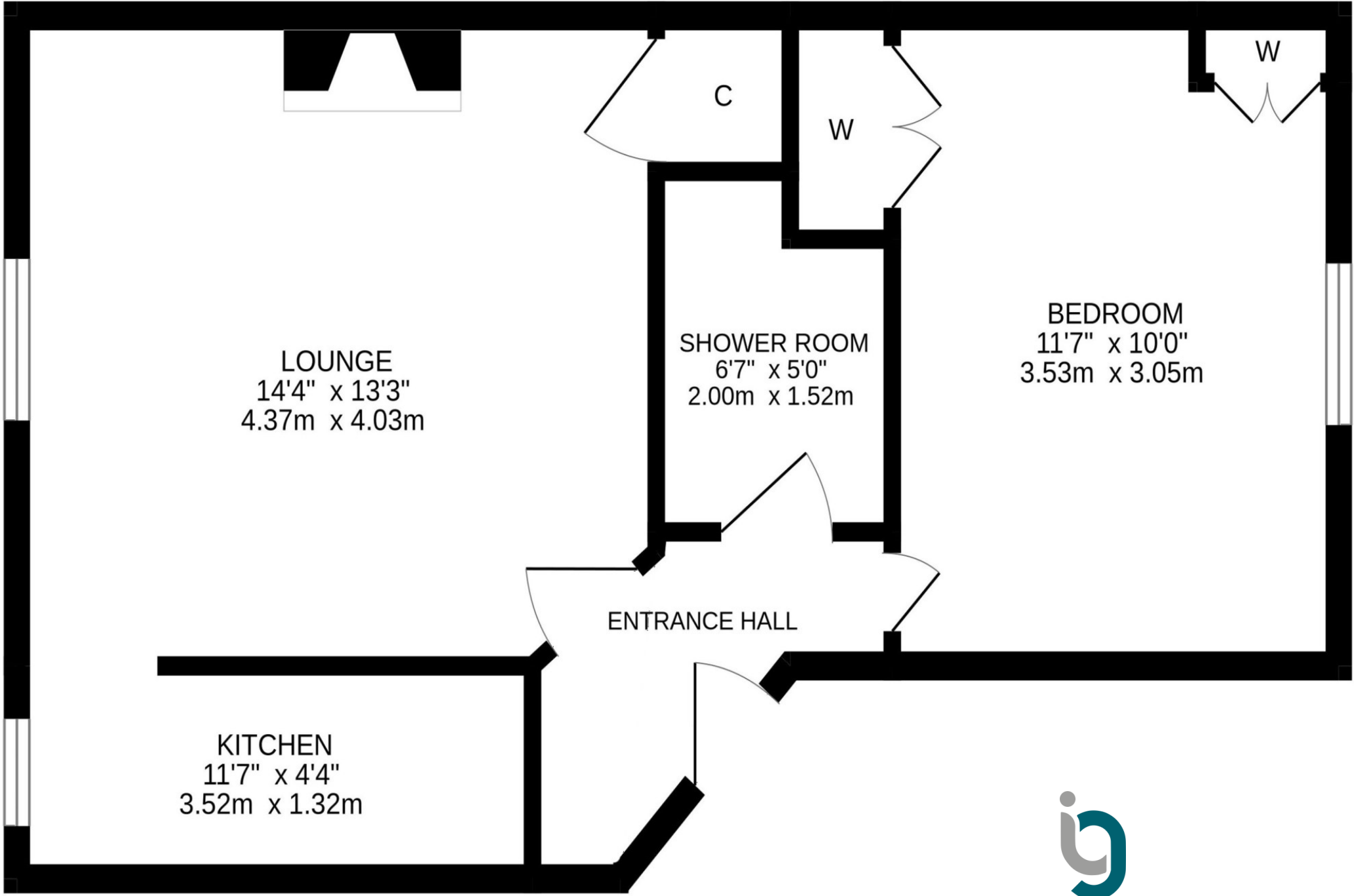
Viewing Strictly by appointment through Irving Geddes on 01764 653771.

Video Tour <https://my.matterport.com/show/?m=HRuZ37rQuBU>









LOUNGE
14'4" x 13'3"
4.37m x 4.03m

SHOWER ROOM
6'7" x 5'0"
2.00m x 1.52m

BEDROOM
11'7" x 10'0"
3.53m x 3.05m

KITCHEN
11'7" x 4'4"
3.52m x 1.32m

ENTRANCE HALL

C

W

W





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