



lindsays

23 Cornton Place,
Crieff, PH7 3AP

"Beautifully presented 3 bedroom mid terraced villa enjoying a very central location in the popular market town of Crieff"

- Lounge
- Kitchen
- 3 Bedrooms
- En Suite WC
- Bathroom
- Double Glazing
- Gas Central Heating
- Garden

EPC Rating D

OFFERS OVER £165,000



Description

Lindsays are delighted to offer for sale this beautifully presented 3 bedroom mid terraced villa enjoying a very central location in the popular market town of Crieff. The property has been recently decorated throughout with the addition of new flooring and fitted window blinds.

Set over three floors, the layout comprises on the ground floor; entrance hall with large under stairs storage cupboard; spacious lounge which is open to a galley style kitchen with integrated oven and gas hob, there is also a free standing washing machine and fridge freezer included in the sale. On the first floor there is a large front facing bedroom with a walk-in wardrobe and en suite WC and a bathroom comprising WC, wash hand basin, bath and separate walk-in shower. On the top floor there are 2 further good sized bedrooms benefitting from some fabulous views. Externally to the rear there is a delightful private garden which is terraced with an area of decking and astro turf. Parking is available on street.

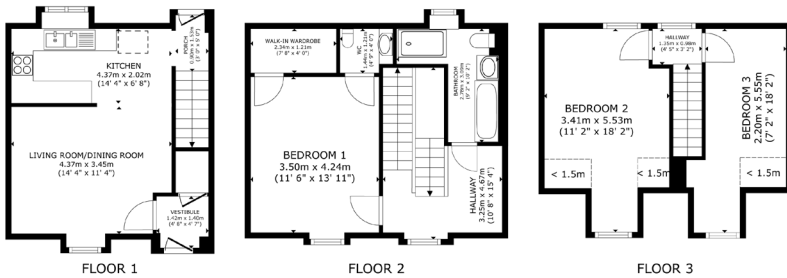
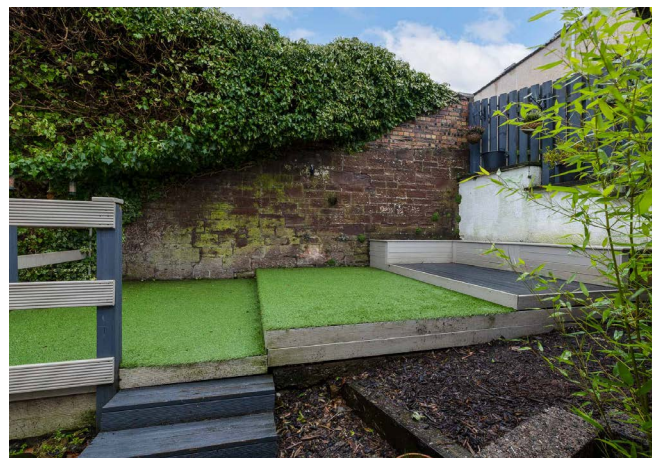
Likely to have broad appeal the property enjoys an excellent location within easy walking distance to the town centre amenities and early viewing is advised.

Area

Crieff is a traditional Scottish market town set amidst Perthshire's stunning scenery. The attractive and bustling town centre supports a wide range of businesses offering the best of food and drink, clothing, gifts, crafts and arts. There is a great choice of cafes, restaurants for fine or casual dining. A popular destination for tourists, Crieff's attractions include the Visitor Centre and Glenturret Distillery. Local schooling is available at primary and secondary level and independent schooling is available at Morrison's Academy and Ardvreck.

Viewing

By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



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GROSS INTERNAL AREA
 FLOOR 1 28.2 m² (303 sq.ft.) FLOOR 2 38.4 m² (413 sq.ft.) FLOOR 3 28.8 m² (310 sq.ft.)
 EXCLUDED AREAS: REDUCED HEADROOM 2.7 m² (29 sq.ft.)
 TOTAL: 95.4 m² (1,026 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

T: 01738 630222 E: perthproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.