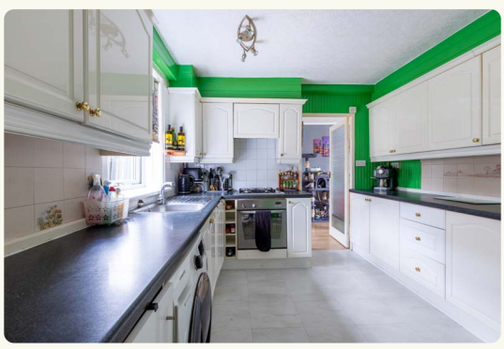
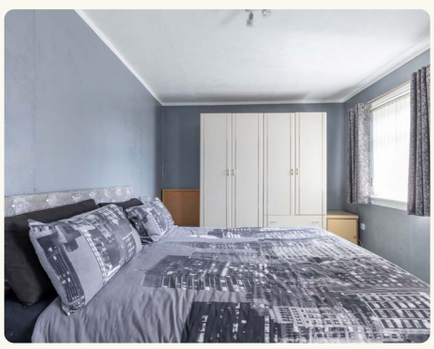


58 Monteath Street,
Crieff, PH7 3BL







Spacious three-bedroom villa in popular residential location of Crieff

3 Bed | 1 Bath | 2 Reception

This generously proportioned three-bedroom villa is situated in a sought-after residential location within Crieff and offers excellent family accommodation across two levels. With bright living spaces, well-sized bedrooms, and a large enclosed rear garden, the property presents an ideal opportunity for families, first-time buyers, or investors.

The accommodation is entered via a practical vestibule which leads into a welcoming hallway. The bright and spacious living room flows openly into the dining room, creating an excellent space for both everyday living and entertaining.

The fitted kitchen offers ample worktop and cupboard space, with the existing white goods included in the sale (no guarantees provided). A rear porch accessed from the kitchen provides additional storage and direct access to the garden.

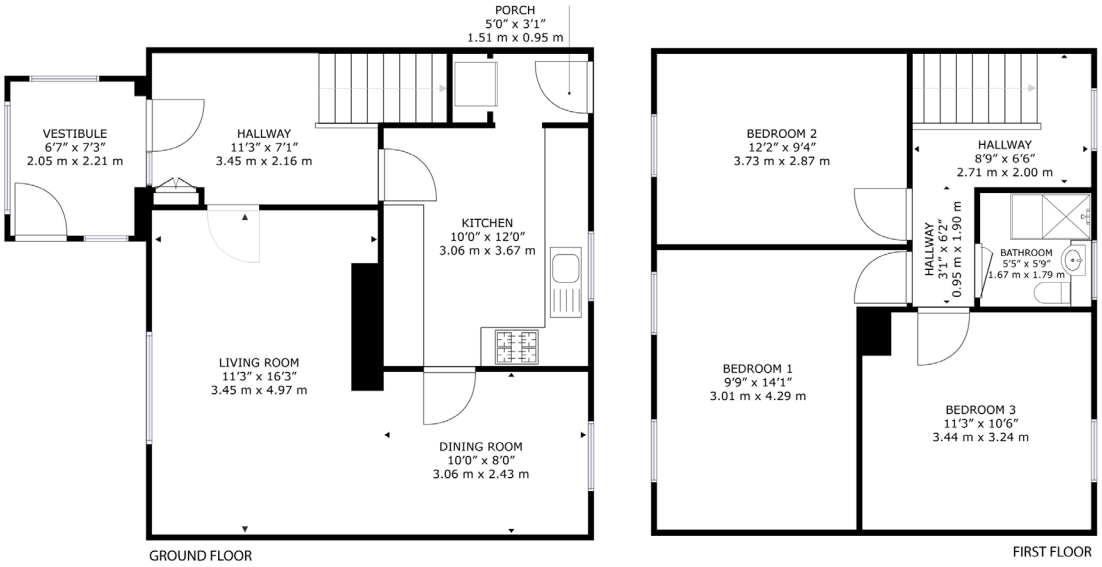
Upstairs, the property benefits from three generously sized double bedrooms, all offering excellent accommodation. The shower room completes the first-floor layout.

Externally, the front garden has been designed for low maintenance and features chipstone landscaping with mature planting. To the rear, there is a large fully enclosed garden laid with monoblock and chipstones, providing an attractive and practical outdoor space and a garden shed is included in the sale. Parking is available on the street directly outside the property.

Features

- Vestibule
- Hallway
- Kitchen
- Porch
- Lounge
- Dining Room
- 3 Double Bedrooms
- Shower Room
- Gardens
- EPC Rate: C

Offers Over £165,000



58 Monteath Street, Crieff, PH7 3BL

GROSS INTERNAL AREA
GROUND FLOOR : 597 sq. ft,55.5 m2, FIRST FLOOR : 544 sq. ft,50.5 m2
TOTAL: 1141 sq. ft,106 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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 and 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.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01764 910555 crieffproperty@lindsays.co.uk 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.