



43/6 Commissioner Street
Crieff, Perth & Kinross, PH7 3AY

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared entry.
- Reception hall with storage.
- Bay-windowed living room.
- Dining kitchen with appliances.
- Utility room.
- Double bedroom with storage.
- Contemporary fitted shower room.
- Staircase leading to upper level.
- Generously proportioned double bedroom on upper level
- Walk in wardrobe.
- Storage within eaves.
- Gas central heating.
- Partial double glazing.
- Some original features.
- Stunning views across Stathearn to the Ochil Hills
- Communal grounds to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A double-upper flat, part of a traditional tenement building in the highly desirable marketing town of Crieff in Perth & Kinross. The property boasts stunning views across Stathearn to the Ochil Hills and is within walking distance of the town centre and a wide range of local amenities.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 15 MILES TO DUNBLANE TRAIN STATION.
APPROXIMATELY 11 MILES TO GLENEAGLES TRAIN STATION
AIRPORT: APPROXIMATELY 50 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

The popular town of Crieff is located on the A85, approximately 18 miles from Perth, 14 miles from the A9 motorway and approximately 21 miles to Stirling. Commissioner Street is located a short walk from the attractive and bustling town centre which is a traditional Scottish market town set amidst Perthshire's stunning scenery. The attractive and bustling town centre supports a wide range of family-run businesses offering the best of food and drink, clothing, gifts, crafts and arts. Over the past years Crieff has built a reputation for fine food with an amazing choice of cafes, coffee shops, restaurants for fine or casual dining. A popular destination for tourists, Crieff's attractions include the Caithness Glass Visitor Centre, The Famous Grouse Experience at Glenturret Distillery and Crieff Golf club & Crieff Hydro Hotel are both close at hand. Local schooling available at primary and secondary and also independent schooling available at Morrison's Academy and Ardvreck.

EXTRAS:
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED DOUBLE OVEN, COOKER HOOD, HOB, FRIDGE/FREEZER. THERE ARE NO GUARANTEES FOR ANY OF THE WHITE GOODS.

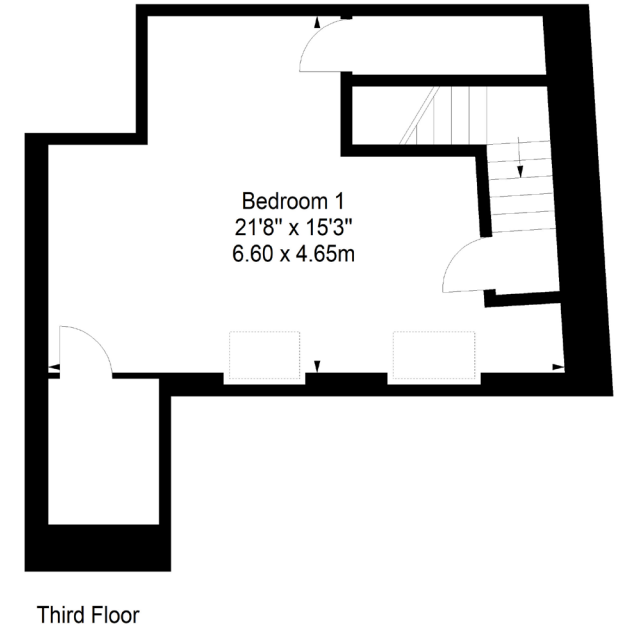
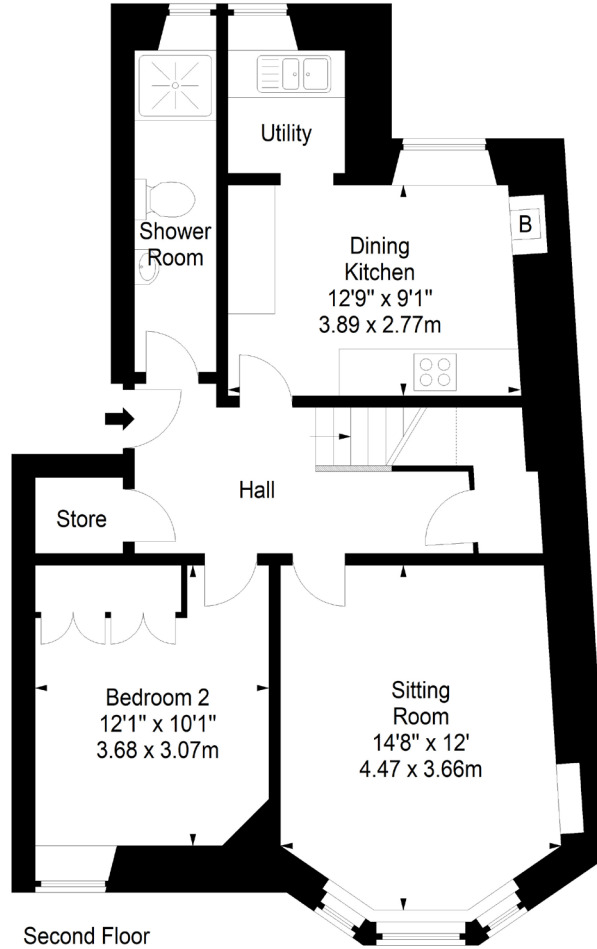
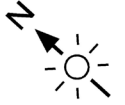




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Crieff,
Perth and Kinross, PH7 3AY**



Approx. Gross Internal Area
974 Sq Ft - 90.48 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.