



ELMLAW,
3 COMMISSIONER STREET,
CRIEFF PH7 3AY

IrvingGeddes
W.S. • Solicitors • Estate Agents

ELMLAW, 3 COMMISSIONER STREET, CRIEFF, PH7 3AY

We are delighted to offer for sale this unique and private Victorian detached property. Retaining many of its original features and located centrally in the ever popular market town of Crieff. A rare opportunity to purchase a property full of charm & character. The property has undergone a programme of refurbishment during recent years. Upgrading includes: new roof, new gas combi-boiler, fully double glazed with new front and back doors.

Accommodation comprises; **Entrance Vestibule, Large Hallway, Large Lounge** with open fire, **Sitting/Dining Room, Dining Kitchen, Rear Hall** with door to garden, **Utility Room**, under stair **Pantry, Boiler Room** with large storage area, **Cloakroom** with **wc & wash hand basin**.

The upper floor comprises; **Landing** with walk-in **Storage Cupboard, Family Bathroom, 3 Double Bedrooms** (2 with open fires) and lovely views to the hills beyond.

Attic floor comprises; **Two spacious rooms** with additional storage below eaves.

External;

A spacious wrap around garden with timber fencing separating the front & rear. The garden is well stocked with a variety of unusual trees, shrubs and perennials. Compost store, wood store, concrete block outbuilding with metal profiled roof, aluminium greenhouse with potting area.

Vehicular access via double gates from Duchlage Road, leading to a good sized gravel area, suitable for entertaining. Lapsed planning was granted for the erection of a double garage in this area.

The front garden by way of selective planting affords a good degree of privacy and comprises; a gravel area surrounding the property, slab & gravel pedestrian footpath to Commissioner Street, two areas of lawn and many mature and unusual plants. Storage for garden furniture etc. is located below the west gable end of Elmlaw.

Warmed by Gas central heating and double glazed throughout, Elmlaw is likely to have broad appeal, early viewing is advised.





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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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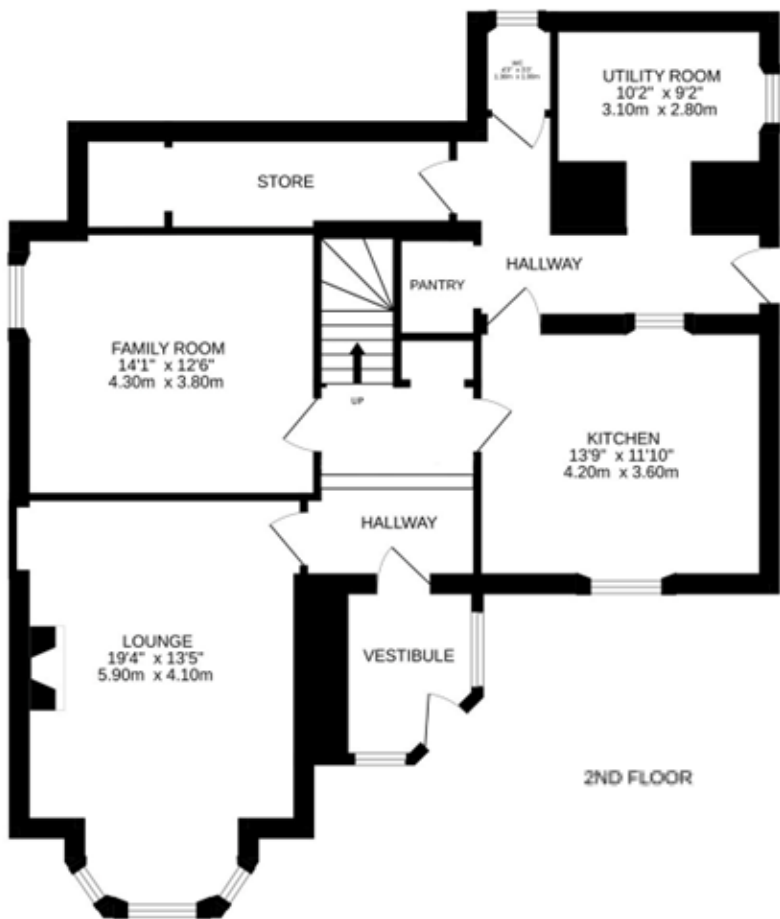


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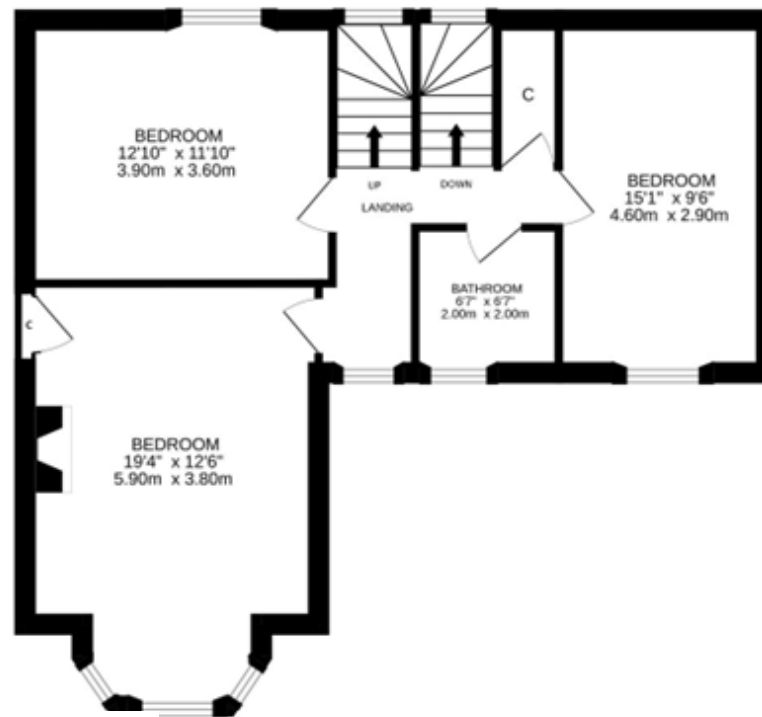




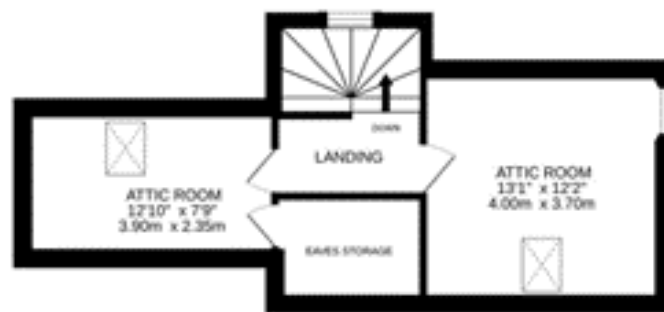
GROUND FLOOR



1ST FLOOR



2ND FLOOR



EPC Rating 'D' Council Tax Band 'F'

3D Tour: <https://my.matterport.com/show/?m=fr7igm1msaC>

Viewing strictly by appointment through Irving Geddes—
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