



**33 DOLLERIE TERRACE**  
CRIEFF PH7 3EG



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A beautifully presented three bedroom mid-terraced villa enjoying open views within a popular residential area of Crieff.

Accommodation in full comprises; entrance vestibule, welcoming reception hallway, bay windowed sitting room with working fire, impressive open plan dining kitchen with additional sitting area, useful utility and cloakroom WC. The attractive original staircase leads to the upper level where there are three bedrooms with the master benefitting from an en suite shower room and a well appointed family bathroom.



### AT A GLANCE

- Mid-terraced villa
- Three bedrooms (master with en suite)
- Bay windowed sitting room with working fire
- Open plan dining kitchen
- Utility room
- Family bathroom

### THE FINER DETAIL

- Gas central heating
- Double glazing
- Garden to the front and rear
- EPC Band C

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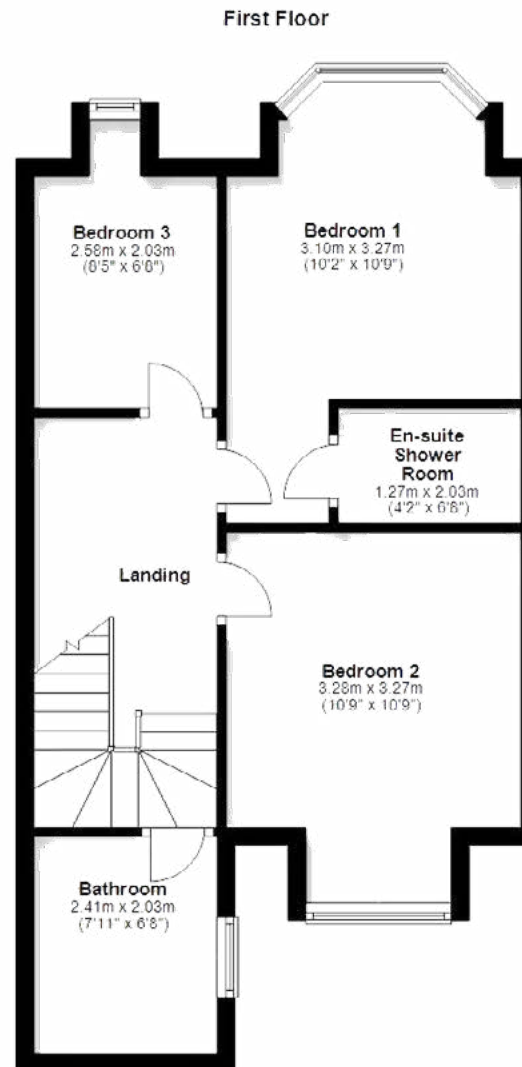
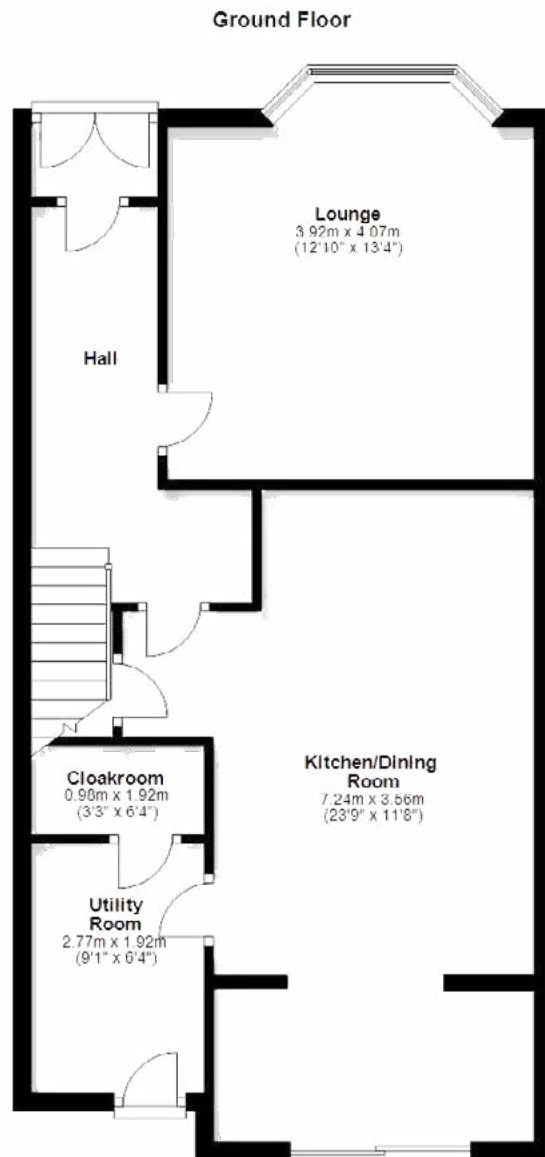
The property is warmed by gas central heating and double glazed windows have been installed throughout. Externally there are good sized gardens to the front and rear.

Crieff offers good local amenities on the High street comprising of cafes, independent shops, a selection of restaurants, hospital and medical centre, renowned primary and secondary schools including the private Morrison Academy and Ardreck school. Crieff has tourist attraction such as the Caithness glass and visitor centre and Glenturret Distillery. Outdoor activities include golf, fishing, walking and sailing at nearby Loch Earn. There is easy commuting to Perth via the A85 approximately a twenty minute drive and also to the A9 with the availability to travel north and south and to all major cities within the central belt of Scotland.

An ideal family home presented in move-in condition. Early viewing is recommended.







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EPC Band C

Approx gross internal area 1119.45 sqft | 104 sqm

Property reference XS1381

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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