

1 Mill Wynd, Crieff, PH7 4FG

Offers over £165,000

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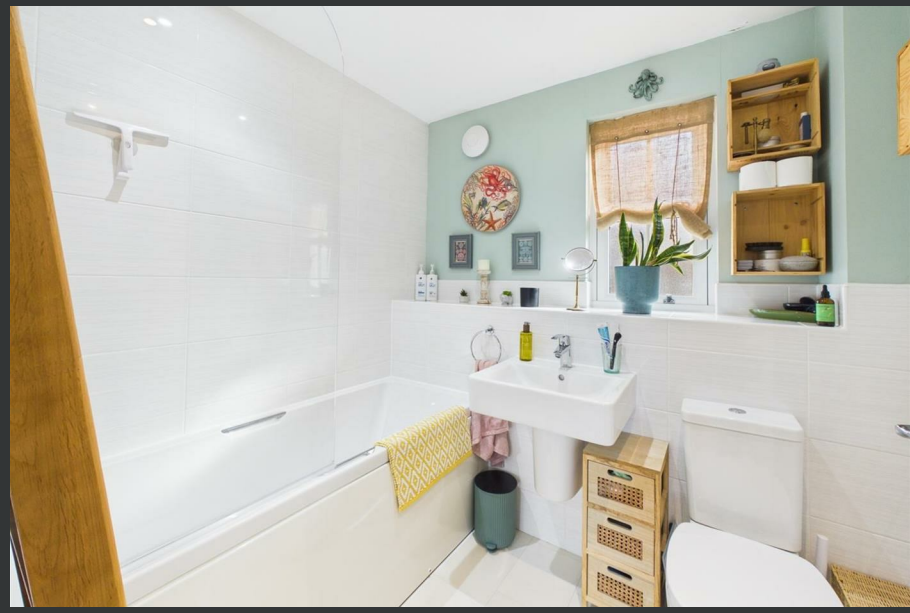
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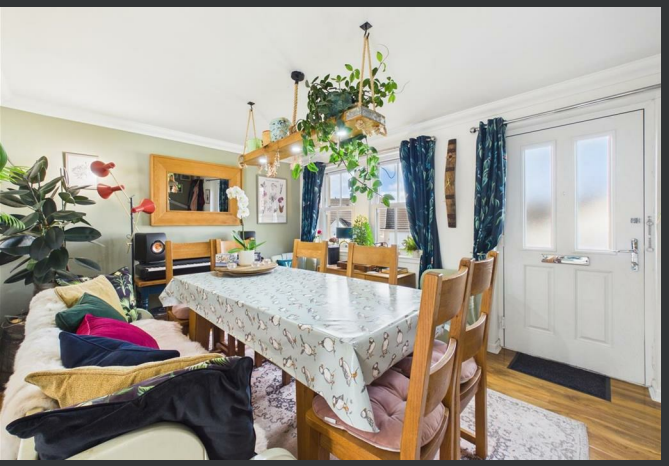
- Attractive two-bedroom end-terraced home
- Bright and comfortable living room
- Highly energy efficient
- Modern bathroom
- Private outdoor seating area
- Stylish, well-presented interiors
- Contemporary fitted kitchen
- Two well-proportioned bedrooms
- Convenient downstairs WC
- Off-street parking

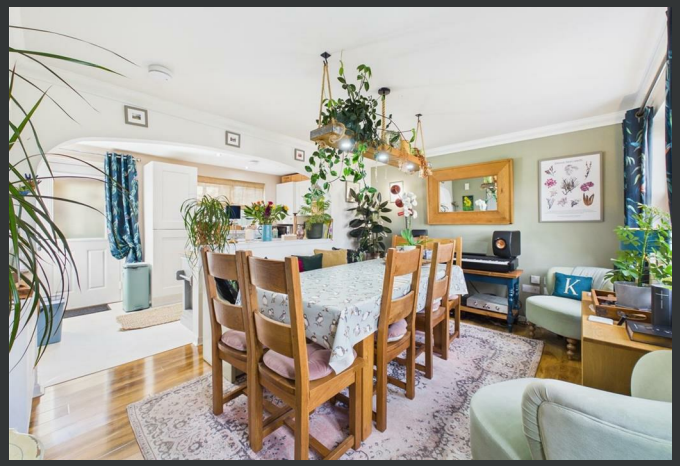
Occupying a convenient position within a small, peaceful cul-de-sac, this attractive two-bedroom home offers beautifully presented accommodation, stylish interiors and the added benefit of private parking.

The ground floor has a bright and welcoming feel, with a comfortable living room providing an inviting space to relax. The adjoining kitchen is particularly appealing, combining contemporary fitted units, attractive worktops and a central peninsula with a generous dining space, ideal for everyday living and entertaining. A useful downstairs WC completes the ground floor accommodation.
Upstairs, there are two well-proportioned bedrooms, both enjoying plenty of natural light and offering comfortable accommodation. The larger bedroom benefits from generous floor space, while the second provides excellent flexibility for guests, children or home working. A stylish family bathroom features modern fittings, attractive tiling and a shower over the bath.
The interiors have been thoughtfully decorated throughout, with a lovely combination of neutral finishes, colourful feature walls and attractive flooring creating a home full of warmth and personality.
Externally, the property benefits from a private, enclosed seating area, providing a pleasant spot for outdoor relaxation. Off-street parking to the front adds further convenience, completing this appealing home which is ideally suited to first-time buyers, couples or those looking to downsize.













Location

Crieff is a charming and highly desirable market town nestled within the beautiful Perthshire countryside, offering an excellent combination of local amenities and outdoor attractions. The town boasts a variety of independent shops, supermarkets, cafés, restaurants and leisure facilities, alongside well-regarded primary and secondary schooling. Popular attractions include MacRosty Park, Crieff Hydro and numerous scenic walking and cycling routes throughout the surrounding countryside. For those commuting, Crieff enjoys good road connections to Perth, Stirling and the wider central belt, making it an attractive location for professionals, families and retirees seeking a welcoming community with excellent amenities and beautiful surroundings.

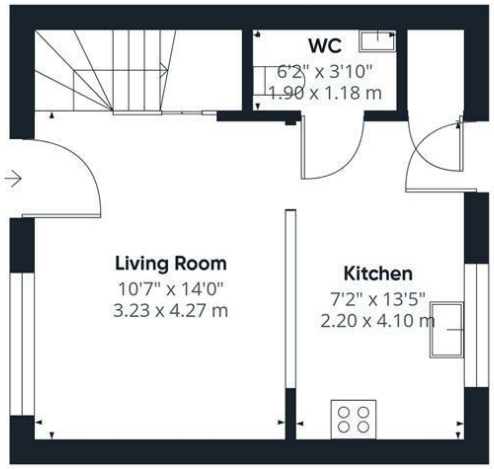








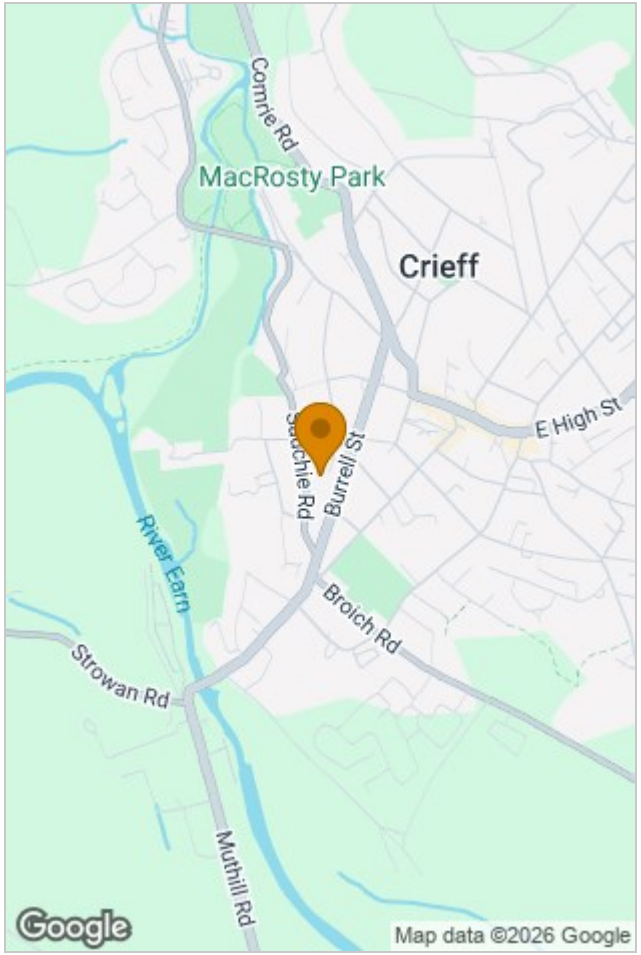


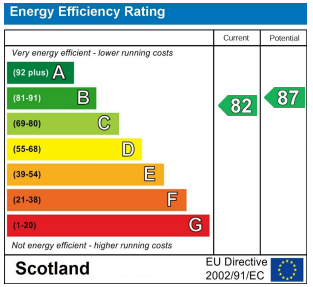


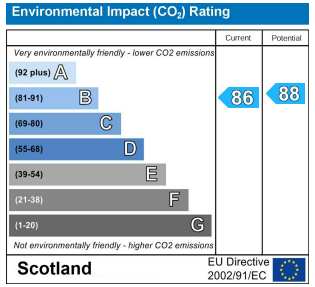
Ground floor



Floor 1







Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@weareposible.co.uk
weareposible.co.uk