



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents

21 PARK MANOR  
CRIEFF, PH7 4LJ

## 21 PARK MANOR, CRIEFF, PH7 4LJ

We are delighted to offer for sale this one bedroom first floor apartment situated in a sought after development overlooking Macrosty Park, within the ever popular market town of Crieff. A bright flat with great views over the park & presented in move-in condition. The generously sized layout comprises; ENTRANCE HALL with good storage, LOUNGE with BALCONY overlooking the park, fitted KITCHEN, ONE DOUBLE BEDROOM and BATHROOM with shower over the bath. The flat benefits from electric heating and is fully double glazed.

Park Manor is a very well maintained development with the added benefit of a private single garage, communal lift & garden grounds which are well stocked with mature plants & shrubs. The single garage is located to the rear of the property.

A management fee of £575 is payable twice yearly to cover ground maintenance, buildings insurance, factoring & lift maintenance.

Directions From our office in West High Street, turn right into Comrie Street. Take the left fork at the War Memorial and proceed over Burrell Street, into Milnab Street. Continue down Milnab Street and at the foot of the hill, turn right into Park Manor. No.21 is located in the first building on the first floor.

EPC Rating 'C'

Council Tax Band 'C'

3D Tour <https://my.matterport.com/show/?m=w4hpcQWRfbP>

Offers Over £115,000

Viewing Arrangements Viewing strictly by appointment through Irving Geddes W.S. on 01764 653771.





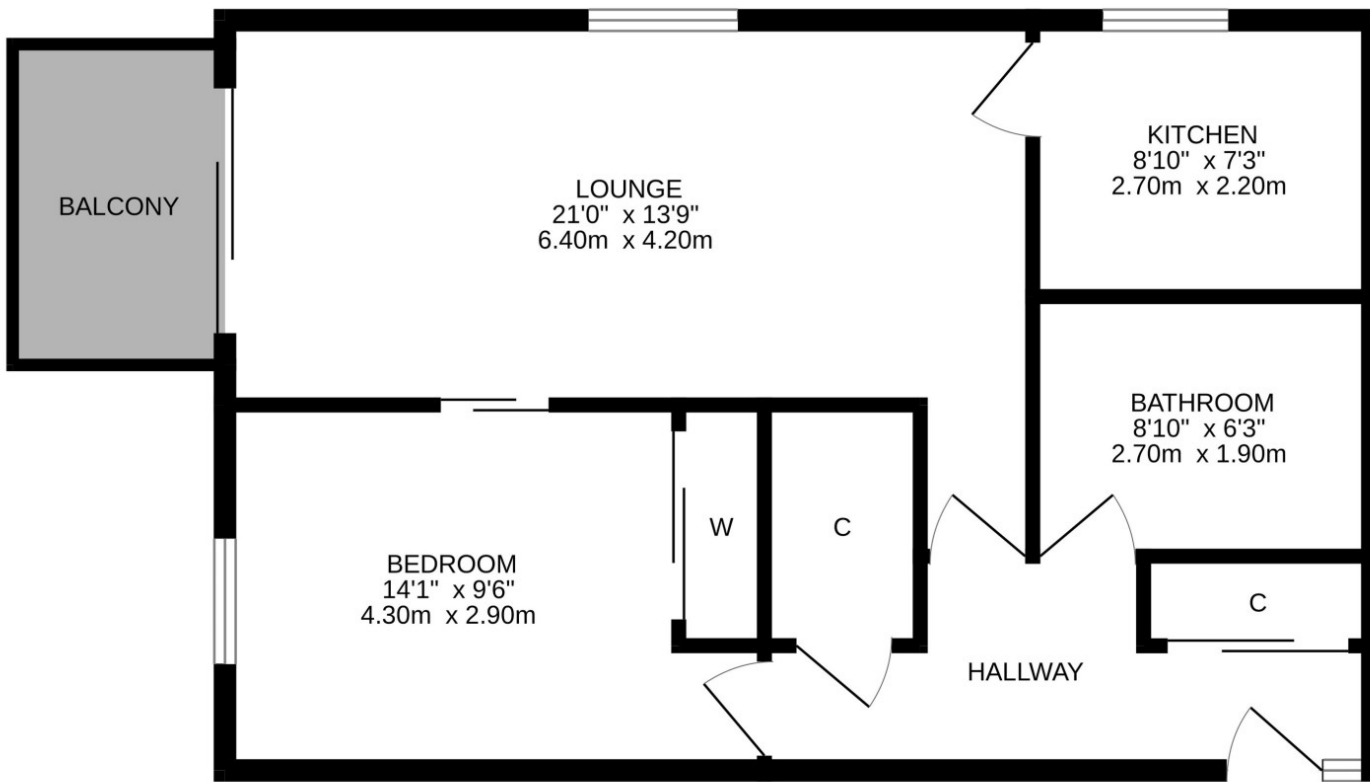




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.







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**Crieff**

25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**

6 The Square, PH15 2DD  
Tel: 01887 822722