



## 10 PARK MANOR, CRIEFF, PH7 4LJ

We are delighted to offer for sale this immaculate and particularly spacious two bedroom second floor apartment situated in a sought after development overlooking Macrosty Park, within the ever popular market town of Crieff. The property has undergone a programme of refurbishment; new double-glazed windows & balcony door, new shower room, new flooring, lighting & full redecoration.

A generously sized layout comprising; ENTRANCE VESTIBULE, HALL with storage, a substantial LOUNGE with BALCONY overlooking the park, DINING ROOM, Breakfasting KITCHEN, UTILITY/LARDER, Modern SHOWER ROOM & TWO DOUBLE BEDROOMS with fitted wardrobes. Externally there are attractive communal garden grounds with mature planting and colourful flower beds with direct access to Macrosty Park, private parking and a large private garage with power and light located to the rear of the property.

A stunning home, enjoying an enviable location. Likely to have broad appeal, early viewing is advised.

**Further information:** A monthly management fee of approx. £115 covers buildings insurance, communal lighting, grounds and lift maintenance. All blinds, curtains, cooker & fireplace are included in the sale with other contents available through separate negotiation.

**Council Tax** Band 'E'    **Energy Performance** Rated 'D'

**Video Tour** <https://my.matterport.com/show/?m=C21Qfufnbc>





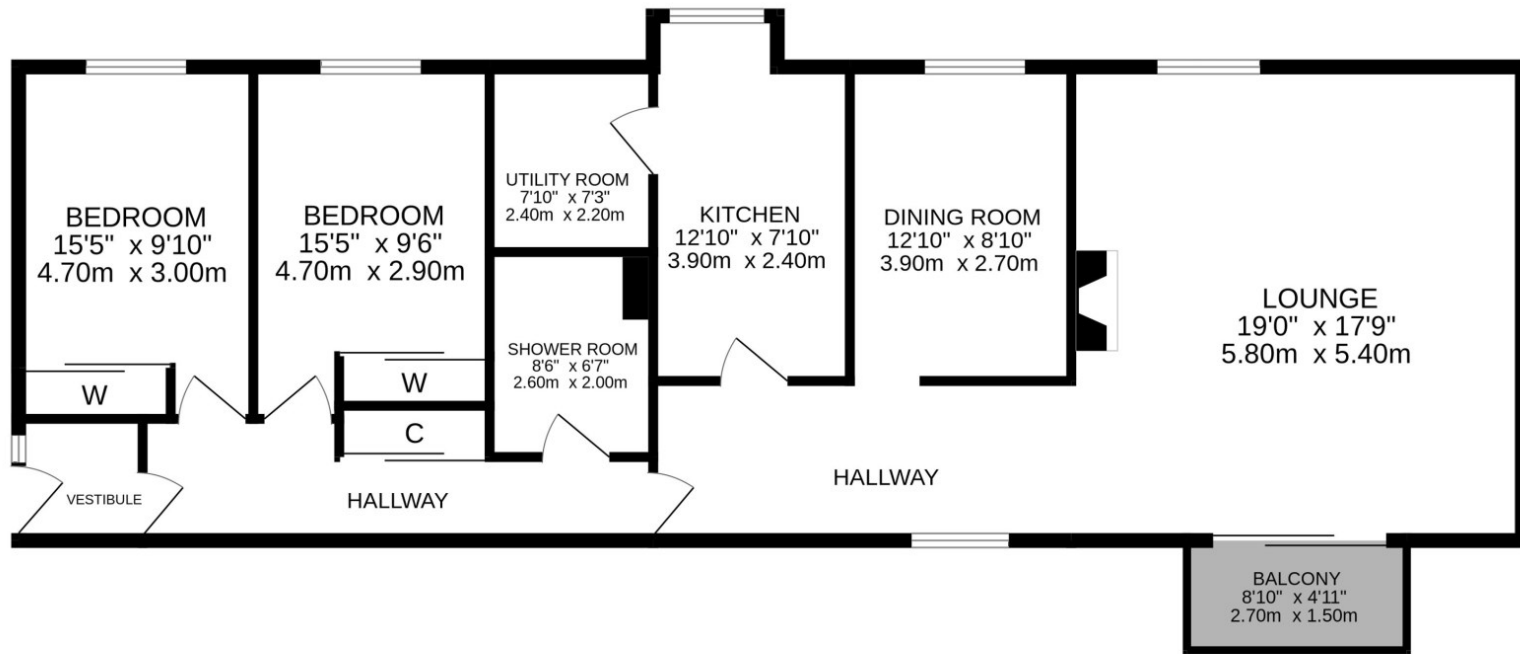




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.







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