

4 ST. NINIAN'S COURT
HEATHCOATE ROAD, CRIEFF PH7 4AS



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Irving Geddes are delighted to offer for sale this extremely well presented and generously proportioned two bedroom luxury apartment, occupying part of a charming former 18th Century Kirk, converted to residential in 2007.

Enjoying a central location in the sought after town of Crieff, this first floor apartment boasts a large private south-facing terrace with fabulous views, private parking, en-suite facilities, double glazing and gas central heating.

Presented in move-in condition, the layout comprises; HALL, large LOUNGE with DINING AREA, open to a FULLY FITTED KITCHEN with door to terrace, TWO generously sized DOUBLE BEDROOMS, the master with en-suite SHOWER ROOM & walk-in wardrobe, the other with built-in wardrobes, and FAMILY BATHROOM with bath and separate shower.

The private terrace is of notable size, laid with decking and offers a superb aspect across Crieff to the hills beyond. There is allocated parking within the basement level and unrestricted on-street parking adjacent. A most attractive, unique property likely to have broad appeal as a permanent home or holiday/ investment property.

Energy Performance 'B' Rating **Council Tax** Band 'D'

Services Mains water, gas, electric and drainage.

Viewing Strictly by appointment through Irving Geddes.

IrvingGeddes
W.S. • Solicitors • Estate Agents







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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