

36 EAST HIGH STREET, CRIEFF, PH7 3HZ



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this immaculate ground floor 2 bedroom apartment with landscaped private garden ground to the rear. Centrally located in the ever popular market town of Crieff, with bright and generously proportioned accommodation throughout, the flat comprises; HALLWAY, 2 DOUBLE BEDROOMS, BATHROOM, LOUNGE and fully fitted KITCHEN with door giving access to the rear garden. The property is warmed by gas central heating & double glazing throughout, has been rewired & a new consumer unit installed. In addition, the whole building has been externally clad with Procast insulation. The property boasts a private section of landscaped garden to the rear with a decked 'sitooterie' & timber shed. The boundaries are formed by stone walling and mature hedging and shrubbery. A beautifully presented first time buy or investment property, presented in true move-in condition. Early interest is recommended.

Hall Central hall providing access to all accommodation. 2 storage cupboards.

Lounge (13'7" x 12'3")

Spacious and bright reception room located to the front with large double glazed window, recessed storage and feature fireplace.

Kitchen (12'7" x 6'7")

Modern fitted kitchen located to the rear with door leading to the garden area. Range of wall and base units with integrated hob, oven/grill & plumbed for washing machine. Space for fridge/freezer. 2 storage cupboards (one walk-in).

Bedroom One (12'5" x 11'2")

Large double located to the front with feature fireplace and attractive fixed wood panel head board.

Bedroom Two (11'6" x 10'6")

Second double located to the rear with feature fireplace.

Bathroom (7'7" x 5'10")

Attractive bathroom suite comprising bath with shower over & additional rainfall shower head, WC, WHB and chrome towel rail.

Directions From the offices of Irving Geddes in Crieff, travel east on the High Street towards Perth. Passing the town square and Church Street on the right, the property can be found a short distance on the left.

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





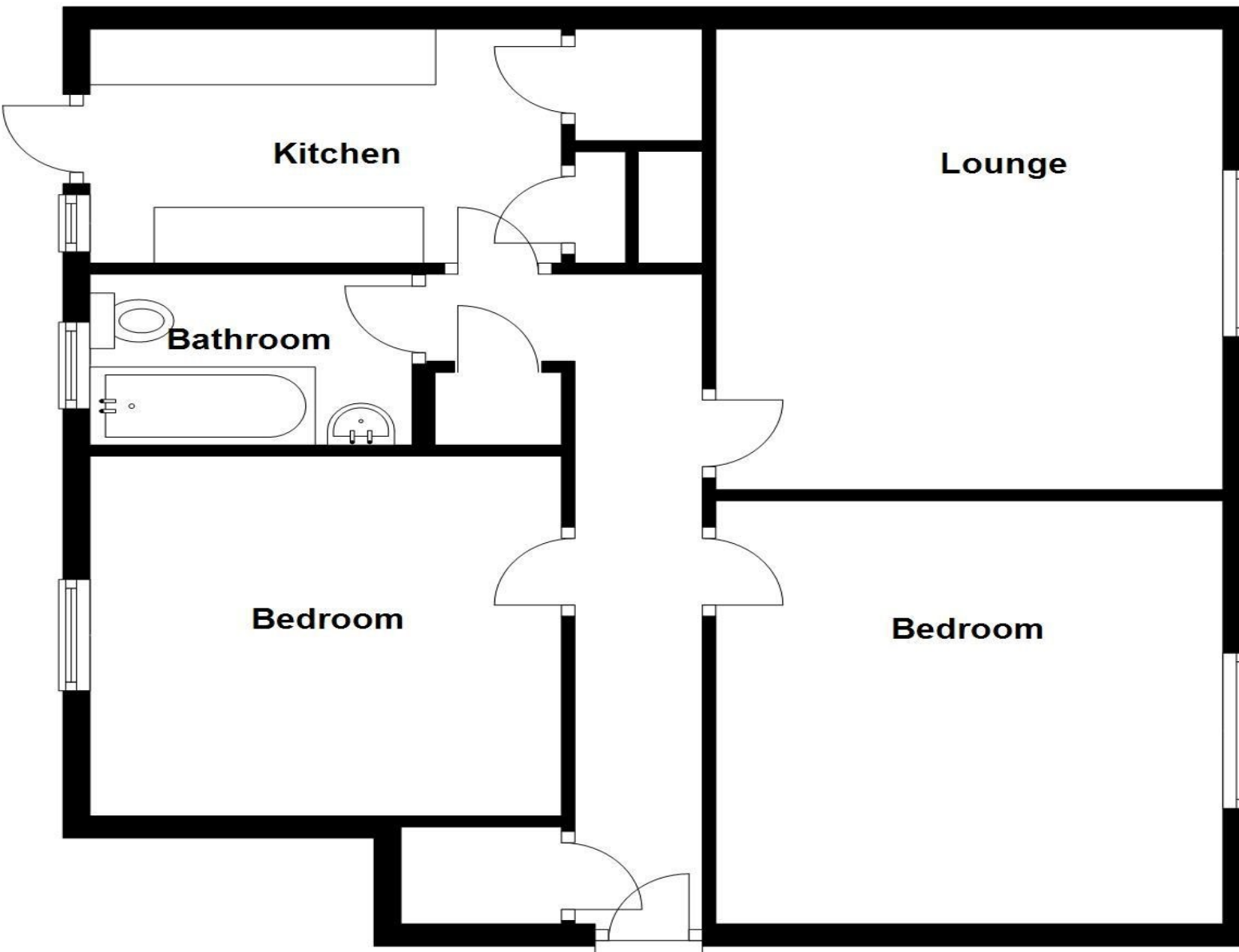
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Energy Performance: 'C' Rating

Council Tax: Band 'A'

Services: Mains water, gas, electric, and drainage.

Video Tour:
<https://my.matterport.com/show/?m=2mmuewyhsR6>

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Thinking of selling?
Call us now for a free valuation for your own property.

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
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