



28B EAST HIGH STREET, CRIEFF, PH7 3AF

Irving **Geddes**  
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Irving Geddes are pleased to offer for sale this spacious and well presented modern second floor flat enjoying a central location within the popular market town of Crieff and within easy walking distance of all local amenities. The property shares main door access with one other flat and offers a generously sized layout comprising; ENTRANCE HALLWAY, LOUNGE with dining area, large KITCHEN with ample base and wall units, UTILITY ROOM, 3 DOUBLE BEDROOMS & BATHROOM with electric shower over the bath, WHB & WC. Warmed by gas central heating and double glazing.

Nb/... The decorative timber finishes to the dormer are to be replaced as required with low maintenance PVC, and this work is to be completed & paid for by current owners.

An ideal investment or first time buy.

**Energy Performance:** Rated 'C' **Council Tax:** Band 'B'.

**Viewing:** Strictly by appointment through Irving Geddes on 01764 653771 or 01764 670325

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