



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 3 bedroom 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 & recently installed washing machine which is available by separate negotiation, (cooker & fridge will be included), UTILITY ROOM, 3 DOUBLE BEDROOMS & BATHROOM with electric shower over the bath, WHB & WC. Double glazed throughout and warmed by gas central heating (boiler installed 1 year ago). An ideal investment property 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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