



26 PARK MANOR
CRIEFF, PH7 4LJ

LivingGeddes
W.S. • Solicitors • Estate Agents



26 Park Manor - View from balcony

26 PARK MANOR, CRIEFF, PH7 4LJ

We are delighted to offer for sale this particularly spacious two bedroom apartment, set within a highly sought-after development in the popular market town of Crieff.

The apartment is bright and welcoming; you enjoy a lovely open outlook from a private balcony accessed from the generous main public room.

The well-proportioned accommodation comprises; ENTRANCE VESTIBULE, HALLWAY with storage, large LOUNGE, KITCHEN with open adjoining UTILITY ROOM, BATHROOM and TWO DOUBLE BEDROOMS (Master with EN-SUITE SHOWER ROOM). The property is warmed by electric heating and is fully double glazed.

This property offers an excellent opportunity for a purchaser to modernise and personalise to their own taste.

Park Manor is a well-maintained and popular development, benefitting from a communal lift and well-kept landscaped gardens. No.26 further benefits from a private single garage. The property is expected to appeal to a wide range of purchasers and early viewing is highly recommended.

Further information:

The communal garden grounds are attractively landscaped and well stocked with mature plants and shrubs. The single garage is located to the rear of the property. A management fee is payable half-yearly to cover buildings insurance, ground and lift maintenance.

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

Video Tour <https://my.matterport.com/show/?m=WWqM75B4Afe>

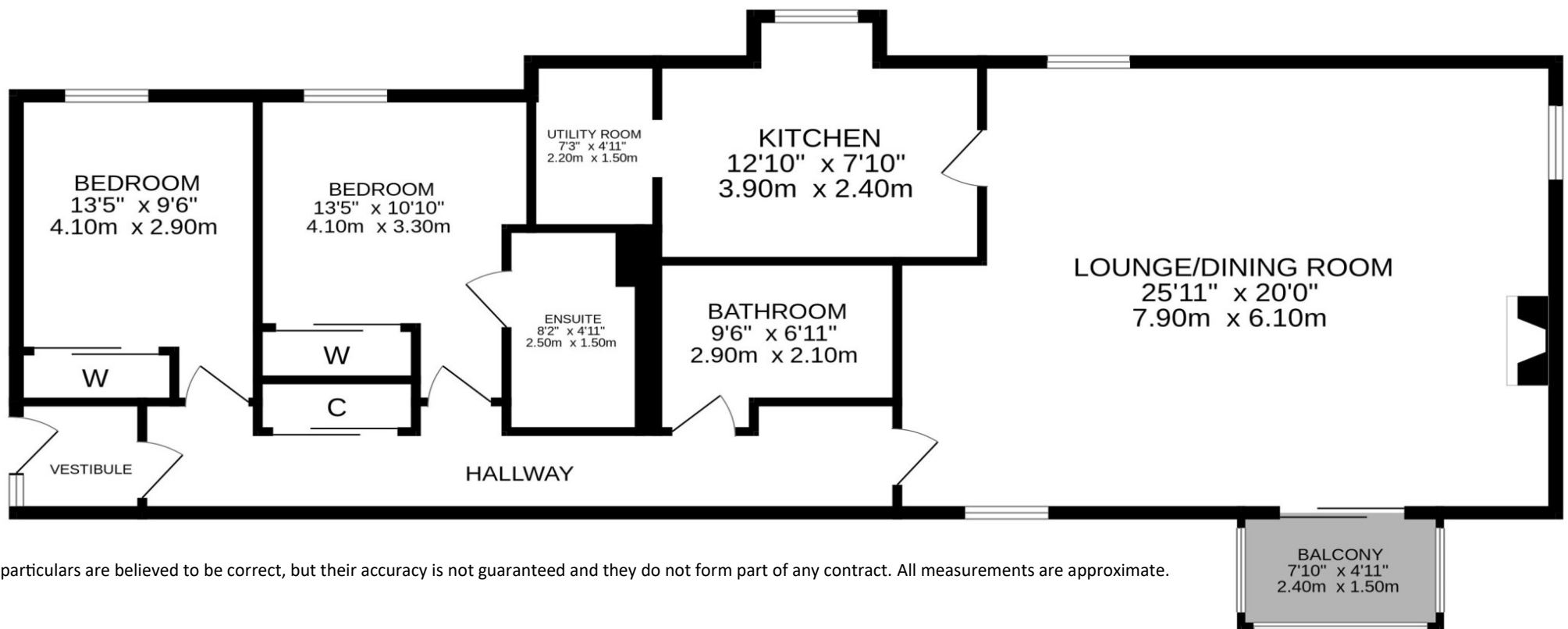








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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.





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
Tel: 01887 822722