



Flat 2, 60 King Street, CRIEFF, Perthshire, PH7 3AX



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We are delighted to bring to the market this deceptively spacious TWO BEDROOM TOP FLOOR APARTMENT situated within the vibrant town of Crieff.

The property is entered via a secure entry door system and is located on the second floor. The spacious accommodation comprises of entrance hall, large lounge, dining kitchen, bathroom and two double bedrooms. There is double glazing and electric central heating throughout. EPC Rating E.

The property would make an excellent first time buy.

Area

Crieff is located within the Strathearn Valley and has good commuting via the A85 to Perth (approximately 17 miles to the east) and to the A9 south. Crieff is a vibrant town with excellent primary and secondary schools including the renowned Morrisons Academy and Ardvreck private schools. The property benefits from being close to all local amenities and is just a short walk to the High Street. Crieff is a hub for tourism with a visitor centre and a variety of outdoor pursuits including hill walking and water sports.

Entrance Hall

3.23m x 2.13m (10'7" x 7'0") A spacious entrance hall providing access to all accommodation. Large skylight window. High level cupboard housing the electric meter and fuse box. Dimplex electric storage heater enclosed within decorative surround. Secure entry phone. Telephone point. Carpet. Hatch providing access to the attic space. Smoke Alarm.

Lounge

5.00m x 4.93m (16'5" x 16'2") A very bright and spacious public room with a bay window to the front affording lovely views over the town and beyond. Two electric storage heaters incorporated within decorative surrounds. Feature electric fireplace. Carpet. Television and telephone points. Ornate cornicing and ceiling rose.

Dining/Kitchen

4.45m x 2.87m (14'7" x 9'5") A very spacious room fitted with base units with tiled work surfaces and splashback. Sink and drainer unit with mixer tap. Cooker. Space for dishwasher, washing machine and fridge freezer. Window to the rear. Radiator enclosed within decorative surround. Recessed alcove with display shelving and cupboard under. Additional storage cupboard. Vinyl floor covering.



Bedroom 1

4.52m x 3.35m (14'10" x 11'0") A very spacious double bedroom with window to the front. Fitted wardrobes with additional storage over. Carpet. Cornicing to the ceiling. Electric panel heater.

Bedroom 2

4.09m x 3.38m (13'5" x 11'1") A further double bedroom with a window to the rear. Carpet. Cornicing to the ceiling. Electric panel heater enclosed with a decorative surround. Ample space for a range of free standing furniture.

Bathroom

2.95m x 1.83m (4.78m at the widest) (9'8" x 6'0" (15'8" at the widest)) Fitted with a white suite comprising: W.C., pedestal wash hand basin and bath with shower over and glazed screen. There is partial tiling to the walls. Carpet. Opaque glazed window to the side providing additional light and ventilation. Hatch to additional attic space. Dimplex electric heater enclosed within a decorative surround.

External

Parking is available on street to the front of the property.



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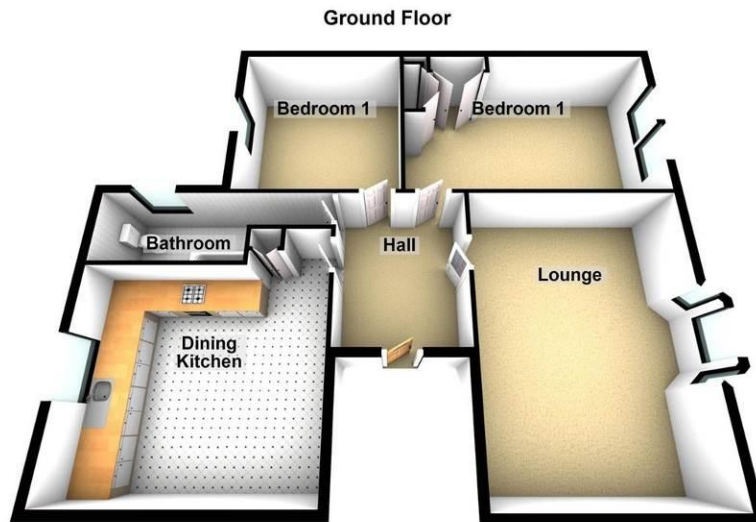
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