



**Flat E, 11 West High Street, Crieff, Perthshire, PH7
4AU**



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Offers Over £45,500



We are pleased to bring to the market this well-proportioned **TWO BEDROOM SECOND FLOOR FLAT** situated within the town of Crieff. Crieff is a market town located within the Strathearn valley and is a hub for tourism with a visitor centre and a variety of outdoor pursuits within close proximity. The town is located approximately 17 miles east of Perth city centre and 22 miles from Stirling, therefore is ideally placed for the commuter. Within the town there is a good variety of shops, eateries and local amenities. Public transport is regular and close to hand.

The accommodation comprises entrance hall, lounge, kitchen, bathroom and two double bedrooms. There is gas central heating and partial double glazing throughout.

Early viewing is highly recommended as the property is realistically priced and would suit a variety of purchasers from first-time buyers to investors alike. EPC rating D.

Entrance Hall

3.30m x 2.51m (10'10" x 8'3") An L-shaped hall providing access to all accommodation. Carpet. Smoke alarm. Radiator. Low level cupboard housing the fuse box.

Lounge

5.38m x 3.51m (17'8" x 11'6") A spacious public room with window to the side. Carpet. Radiator. Cornicing to the ceiling. Smoke alarm. Ample space for a range of free standing furniture.

Kitchen

4.19m x 2.06m (13'9" x 6'9") Fitted with a range of wall and base units in white with contrasting work surfaces and splashback tiling. Stainless steel sink and drainer unit. A washing machine, cooker and fridge freezer are included in the sale. Laminate floor covering. Window to the side and tunnel window providing additional light. Radiator. Smoke alarm. Carbon monoxide detector.

Bedroom 1

4.22m x 3.07m (13'10" x 10'1") A spacious double bedroom with feature window to the front and additional double glazed Velux window. Fitted double wardrobe with mirrored sliding doors, shelving and hanging rail. Carpet. Radiator.

Bedroom 2

3.53m x 3.45m (11'7" x 11'4") A further spacious double bedroom with window to the front. Fitted double wardrobe with shelving and hanging rail. Carpet. Radiator.

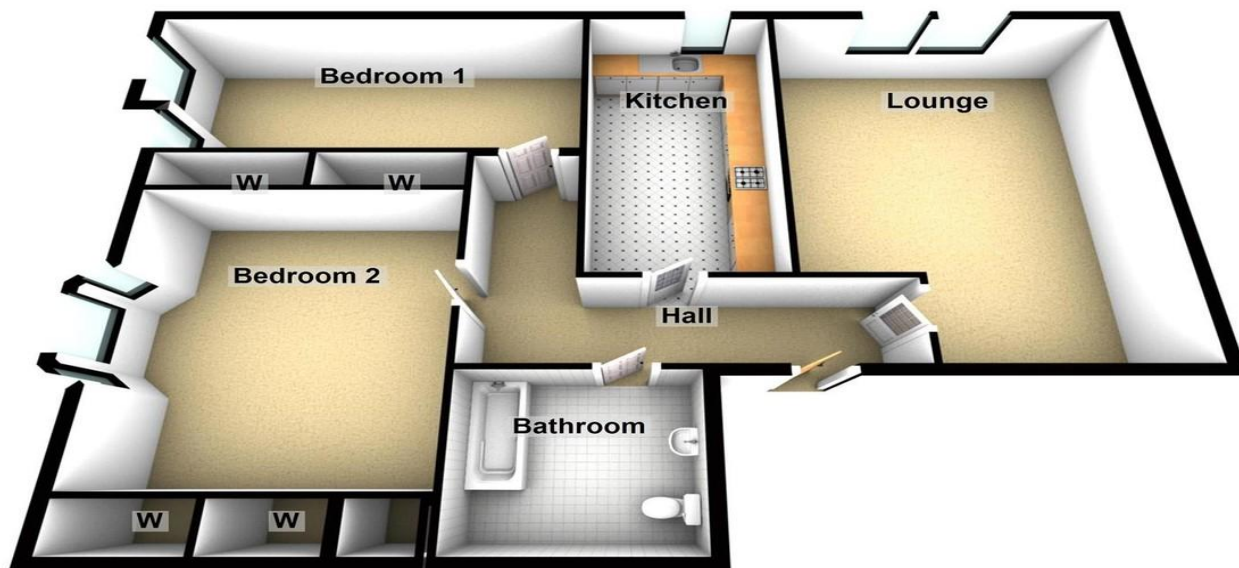
Bathroom

2.21m x 1.50m (7'3" x 4'11") Fitted with a cream suite comprising W.C., pedestal wash hand basin and bath and shower over. Carpet. Radiator. Splashback tiling to the sink.





Ground Floor




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