



**91B East High Street, Crieff, PH7 3JA**



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## Offers Over £70,000



We are pleased to bring to the market this TWO BEDROOM DUPLEX APARTMENT situated within the town of Crieff.

The property is over two floor and the accommodation is entered via a secure door entry system. The accommodation comprises of lounge and kitchen on the ground floor level together with two bedrooms and a bathroom on the lower ground level there is a rear corridor leading out to the back of the building where a communal garden/drying area is located. There is central heating and secondary double glazing throughout the property. Parking is available on street.

The vibrant town of Crieff offers a wide range of shops and visitor attractions including Crieff Visitor Centre and Glenturret Distillery. Crieff is positioned on the edge of the Scottish Highlands therefore the beautiful countryside can be found not far away from the town centre. There are primary and secondary schools within the town including the reputable Morrisons Academy and public transport is regular and close to hand.

The property would make an excellent first or investment purchase and early viewing is highly recommended.

### LOUNGE

**12' 2" x 12' 2" (3.71m x 3.71m)** A spacious public room with window to the front. Large storage cupboard. Secure entry phone. Laminate floor covering. Radiator.

### HALL

**8' 3" x 6' 5" (2.51m x 1.96m)** Providing access to the kitchen and lower level, the hall has a window to the rear, carpet and radiator.

### KITCHEN

**8' 2" x 8' 1" (2.49m x 2.46m)** Fitted with a range of wall and base units and contrasting work surfaces incorporating a stainless steel sink with drainer unit. Space for cooker. Window to the rear.

### LOWER HALL

**7' 2" x 3' 8" (2.18m x 1.12m)** Lower hall provides access to the two bedrooms and bathroom.

### BATHROOM

**6' 7" x 6' 7" (2.01m x 2.01m)** Fitted with a white suite comprising WC, wash hand basin and bath with shower over and glazed screen. Partial tiling to the walls and vinyl floor covering. Storage cupboard. Radiator.

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### **BEDROOM 1**

**9' 0" x 9' 2" (2.74m x 2.79m)** A double bedroom with window to the rear. Laminate flooring. Radiator.

### **BEDROOM 2**

**9' 1" x 7' 4" (2.77m x 2.24m)** A spacious single bedroom with window to the rear. Fitted wardrobes with mirrored doors. Radiator. Laminate flooring.

### **LOWER INNER HALL**

**9' 11" x 3' 0" (3.02m x 0.91m)** The lower inner hall provides access to the rear of the accommodation, window to the rear. Storage cupboard. Radiator. Laminate floor covering.

### **EXTERNAL**

To the rear of the property there are communal garden grounds including a drying area. Parking is available on street to the front. External cupboard/store.



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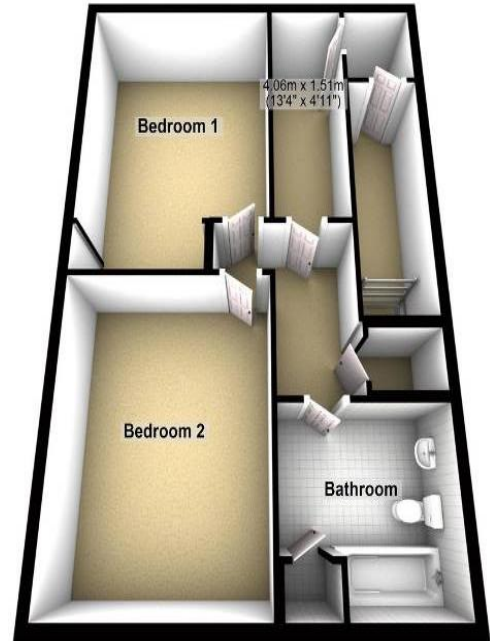
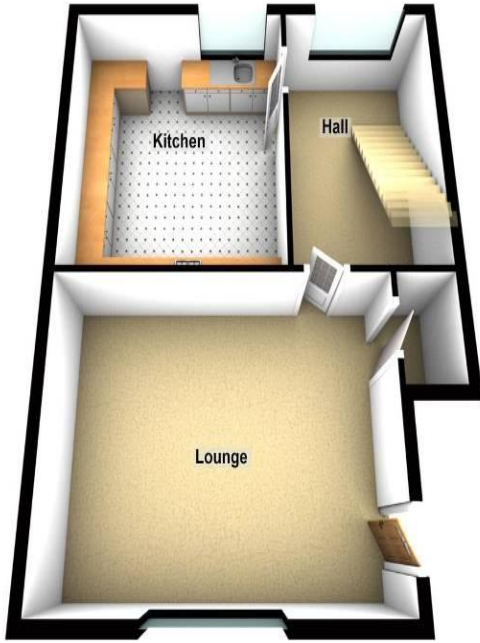
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Ground Floor



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