

82A KING STREET
CRIEFF, PH7 3HB



Irving Geddes
W.S. • Solicitors • Estate Agents

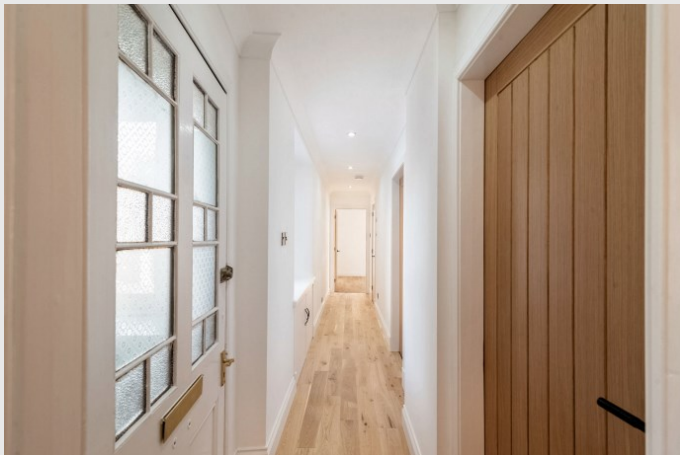
FLAT A, 82 KING STREET, CRIEFF, PH7 3HB

Irving Geddes are delighted to offer for sale this immaculate, fully refurbished two bedroom flat centrally located in the popular town of Crieff. A spacious first floor apartment within a traditional terrace, close to all local amenities, boasting a newly completed extensive renovation, delivering a particularly appealing property. A full list of works undertaken is available, the flat having been stripped back to the bricks & renewed, including insulated walls, flooring, a new kitchen, bathroom and en-suite, new electrics & plumbing, and new bedroom and bathroom windows. The communal stairwell repainted, the rear 'wash house' refurbished with a private lockable external store, and private garden areas landscaped.

There are quality fixtures and fittings throughout, and the generous layout comprises; long HALL with large utility cupboard, spacious LOUNGE with recess fireplace feature, beautiful fitted integrated KITCHEN, contemporary SHOWER ROOM, large MASTER BEDROOM to the rear of the property with dual aspect, feature fireplace, built-in storage & superb EN-SUITE BATHROOM with freestanding double-ended bath, and second DOUBLE BEDROOM with build-in wardrobes.

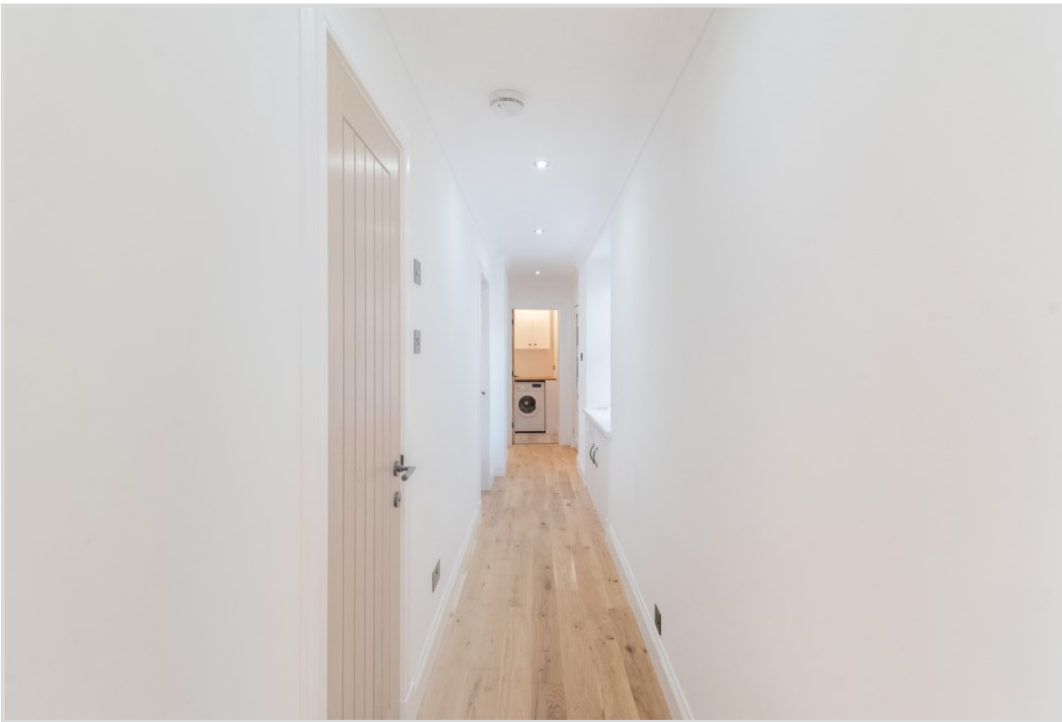
There is unrestricted on-street parking nearby and a secure entry door. The rear wash-house has been refurbished with new roofing & the flat benefits from a secure storage area within it. The rear is divided into three private and enclosed areas, in addition to a communal space. The rear garden area has a new timber fence border and is laid with artificial grass. A south-facing low maintenance garden ideal for housing a table & chairs and enjoying the sun or barbequing if the weather permits.

A permanent residence or an ideal 'lock up and leave' second home. A property of rare quality, enjoying an excellent central location in one of Perthshire's most popular small towns. Likely to have broad appeal, early viewing is advised.

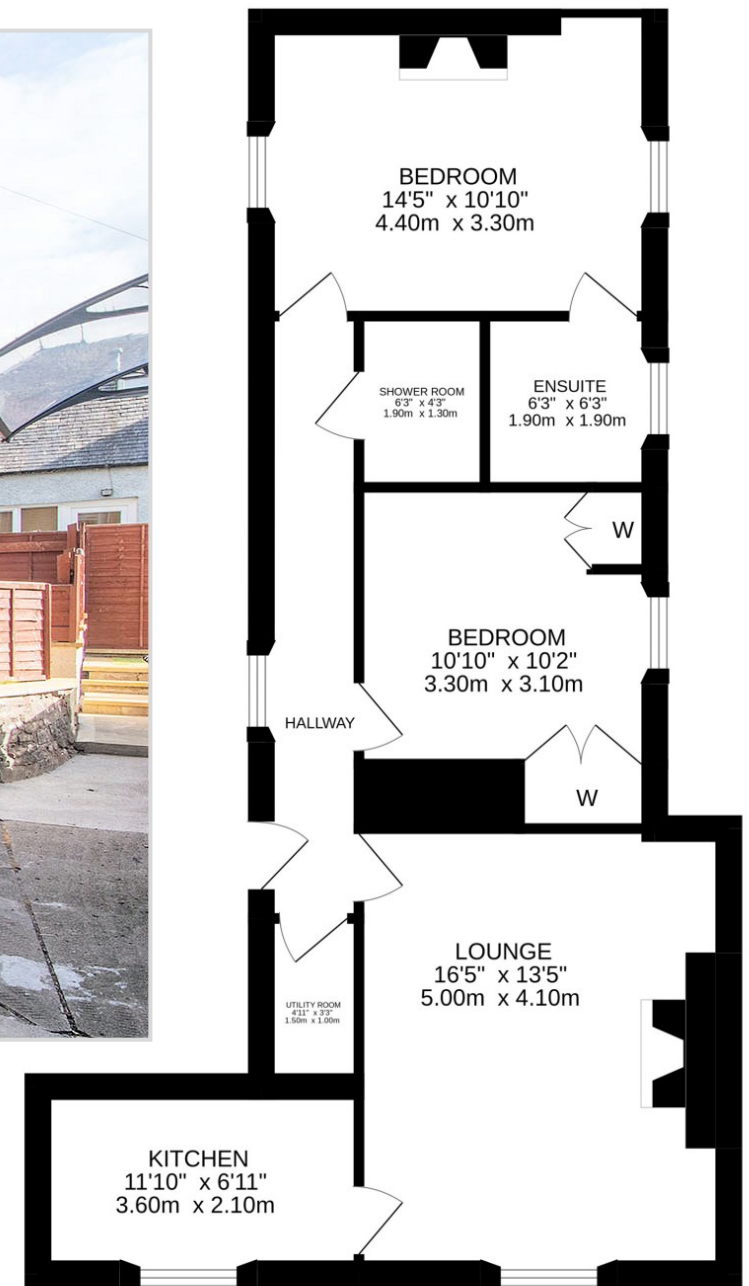












Video Walkthrough <https://my.matterport.com/show/?m=uwwizYzVJS>

Energy Performance Rated 'tbc' Council Tax Band 'B'

Viewing Strictly by appointment through Irving Geddes - 01764 653771.

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.

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

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