







## 37/1 KING STREET, CRIEFF, PH7 3AX

We are delighted to offer for sale this immaculate, recently renovated two bedroom flat centrally located in the popular town of Crieff. A spacious first floor apartment fully refurbished & sharing communal access with only one other, boasting a beautiful contemporary finish throughout.

Quality fixtures & fittings have been installed and the layout comprises; shared access from street level leading to a generously sized upper landing. Main door into a L-shaped HALL with storage and hatch to a sizeable attic space, large LOUNGE with feature bay window and access to a small terrace, open to the newly fitted KITCHEN with integrated oven and fridge/freezer, plinth-mounted heater, extractor hood, breakfast bar, and plumbing for washing machine. There are TWO BEDROOMS with an attractive outlook, the DOUBLE with fitted out built-in wardrobes & good sized SINGLE BEDROOM. A modern BATHROOM completes the layout and comprises a large bath with shower over, W.C. and vanity unit.

There is unrestricted on-street parking nearby and a secure entry door system. The property is warmed by efficient electric panel heaters and is double glazed throughout.

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.



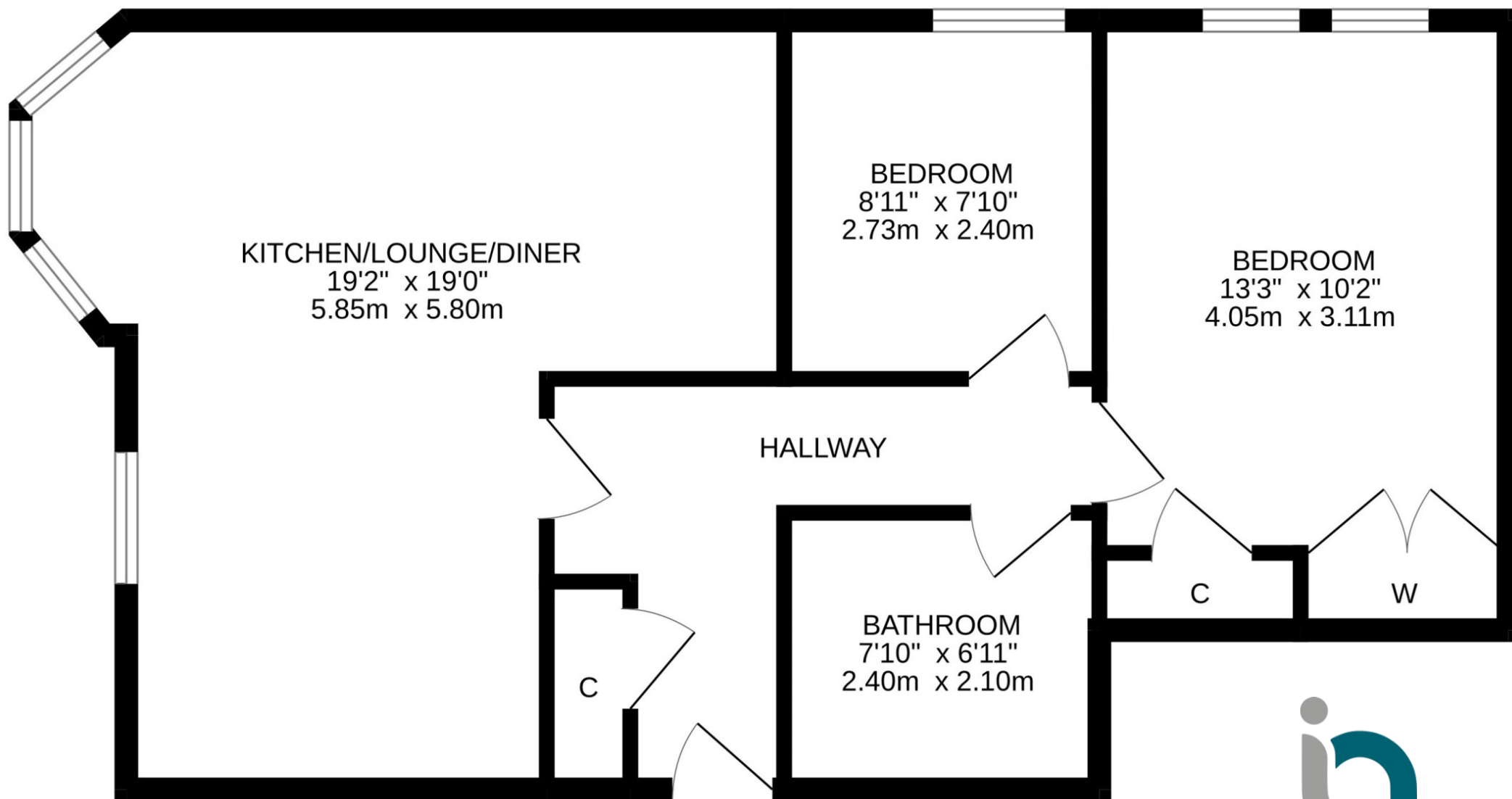












Video Walkthrough <https://my.matterport.com/show/?m=MzTHQjH12Ls>

Energy Performance Rated 'E'

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.

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**IrvingGeddes**  
W.S. • Solicitors • Estate Agents