

21B HIGH STREET  
CRIEFF, PH7 3HU





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Irving Geddes are delighted to offer for sale this modernised two bedroom first floor apartment with garden ground, enjoying a very central location in the ever popular market town of Crieff. Entrance is shared with one other flat & set over one floor. This property has undergone an extensive programme of works including a full rewire, electric heating system & boiler controlled by Hive (can also be connected to gas), new real pine insulated flooring (and new joists), walls have been insulated and boarded, loft opened up (insulated & plaster boarded) with LED fitted to rafters, bathroom completely refitted with toilet, vanity unit, walk-in shower and chrome towel rail, fully fitted kitchen to include all appliances & new internal doors.

The layout comprises; ENTRANCE HALL, open plan LOUNGE area with new fully fitted KITCHEN (hob, oven/grill, extractor fan, washing machine and fridge), modern SHOWER ROOM, two double BEDROOMS with built in storage. There is restricted and unrestricted on-street parking available nearby. The apartment boasts garden ground to the rear, accessed via a door at the entrance. The owner has engaged a gardener to tidy/maintain this area.

Likely to have broad appeal the property enjoys an excellent location within easy walking distance to the town centre.

**Energy Performance** Rated 'tbc'

**Council Tax** Band 'B'

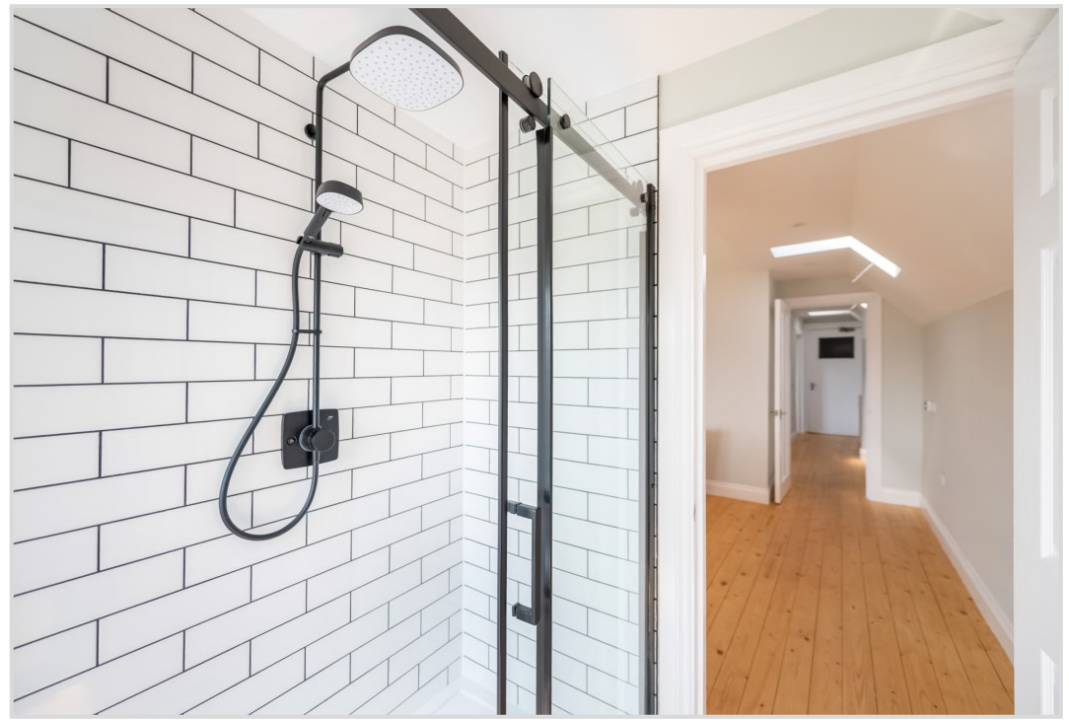
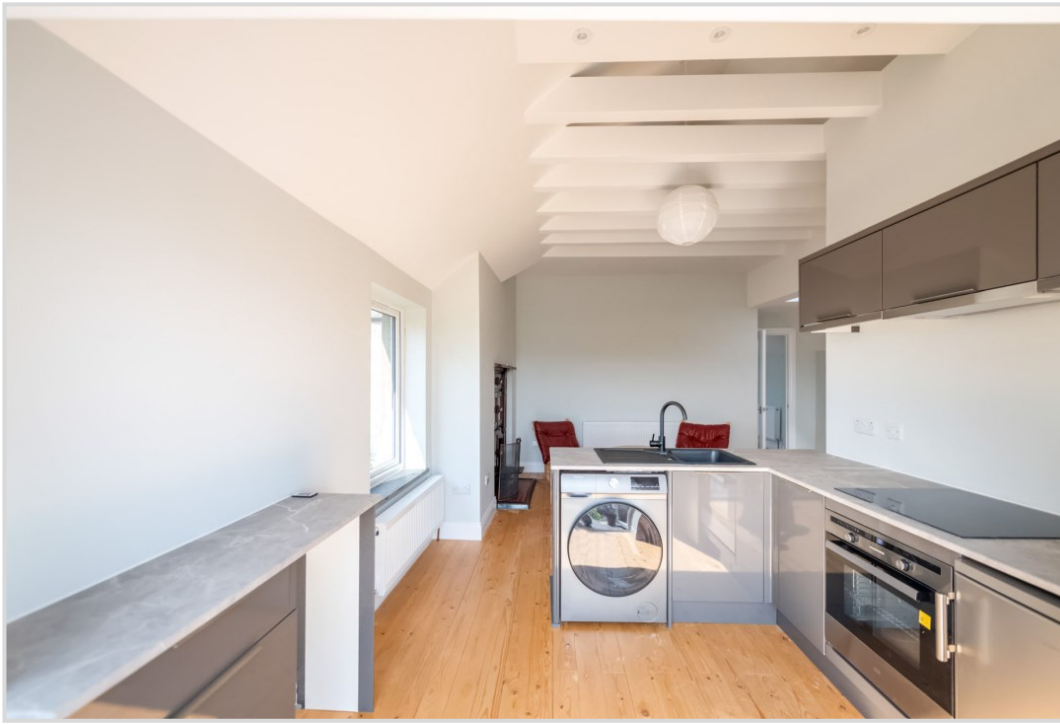
**3D Tour** <https://my.matterport.com/show/?m=RGpPj3xRXWM>

**Viewing** strictly by appointment through Irving Geddes - 01764 653771



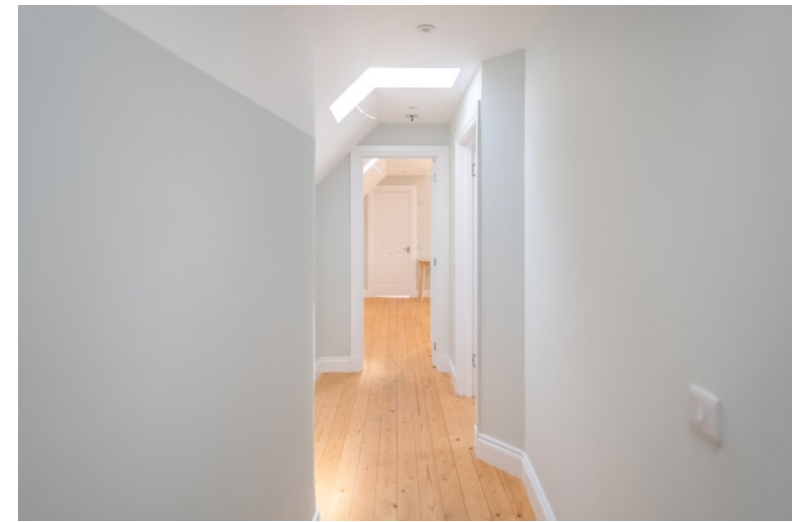
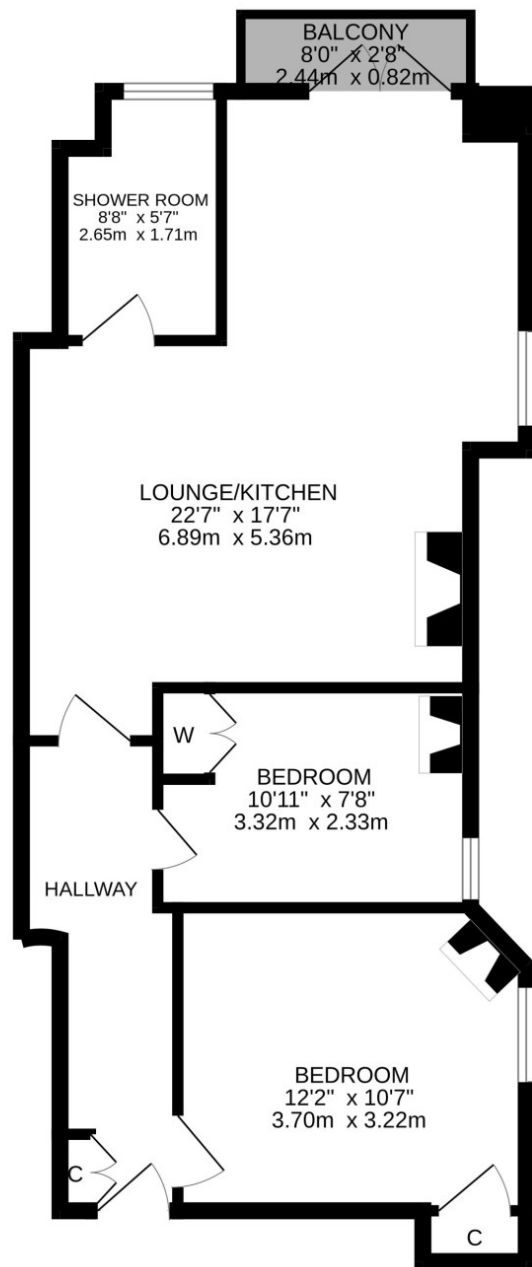












**IrvingGeddes**  
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. They are provided as a general guide and may be subject to change. All measurements are approximate only.

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