

89C EAST HIGH STREET  
CRIEFF, PERTSHIRE, PH7 3JA



## 89C EAST HIGH STREET, CRIEFF, PH7 3JA

Irving Geddes are delighted to offer for sale this first floor flat, set within a three storey block. Enjoying a central location in the popular market town of Crieff. The property shares access with three other properties. The layout comprises; **Living Room, fitted KITCHEN, two Bedrooms & Shower Room.** A communal drying green is located to the rear of the property.

This property is double glazed and has partial electric heating with immersion heater for hot water.

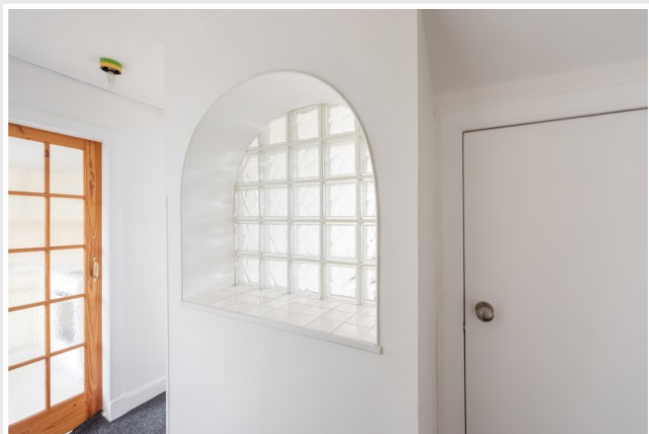
Unrestricted parking is available nearby and restricted parking opposite. A property requiring upgrading/modernisation, but would suit a variety of purchasers - significant letting potential for Buy to Let investors or first time buyers.

Likely to have broad appeal, early viewing is advised.

**Energy Performance** Rated 'D' **Council Tax** Band 'A'

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

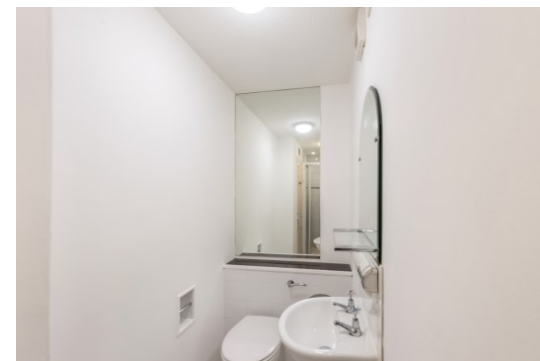
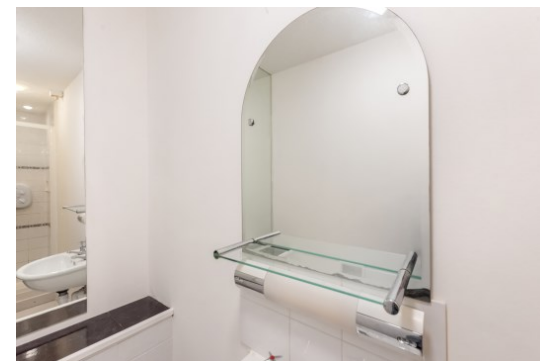
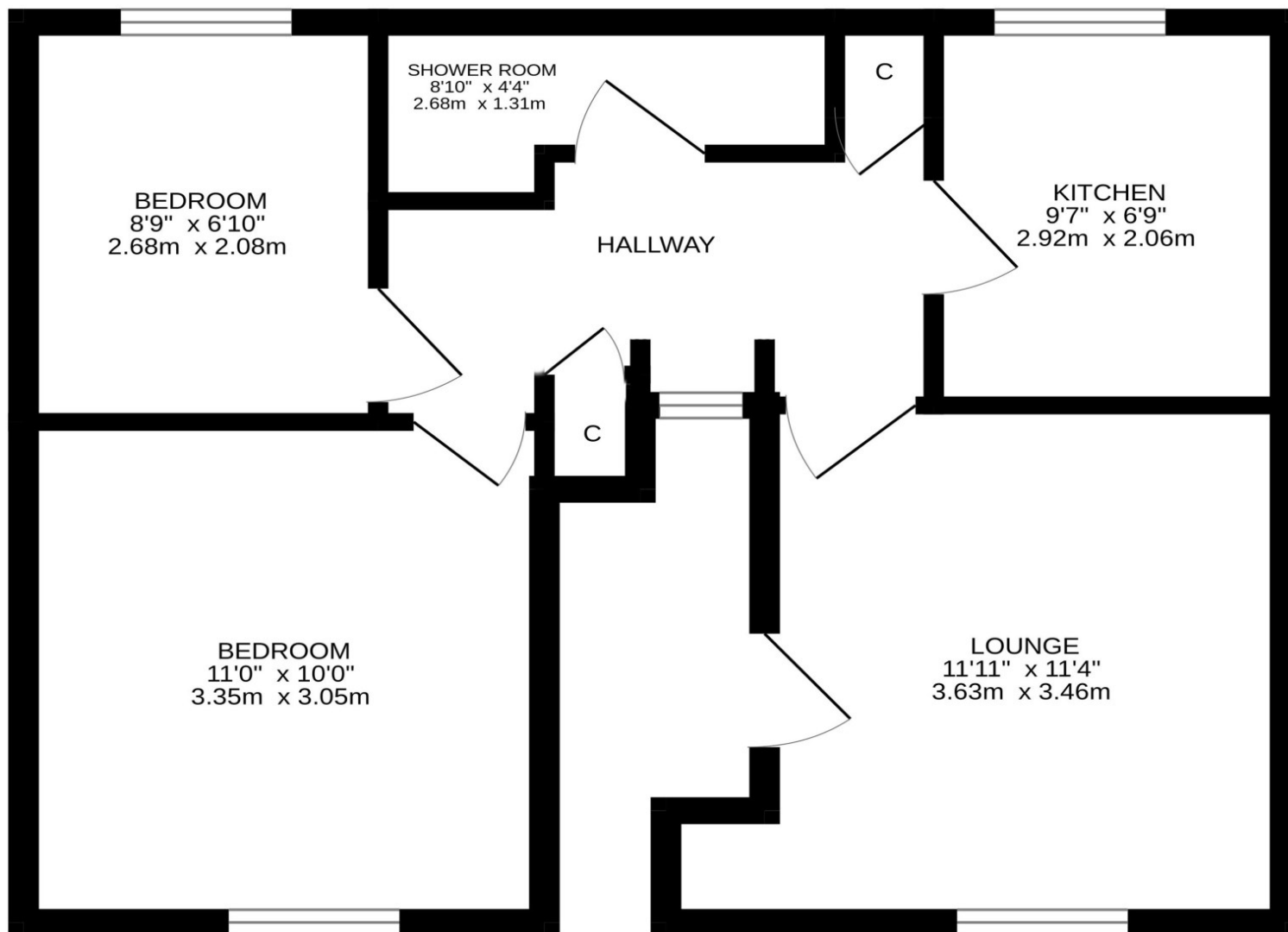
**Viewing** Strictly by appointment through Irving Geddes - 01764 653771











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.

**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

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