

FLAT 2, 58 HIGH STREET  
CRIEFF, PERTSHIRE, PH7 3BS



LivingGeddes  
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## FLAT 2, 58 HIGH STREET, CRIEFF, PH7 3BS

Irving Geddes are delighted to offer for sale this first floor flat, set within a three storey mid-terrace block. Commercial premises are located at street level.

Enjoying a central location in the popular market town of Crieff. The property shares access with three other properties. The layout comprises; Spacious **Living Room**, Modern fitted **Dining Kitchen** with appliances, **Double Bedroom** (with under-floor heating) & **Shower Room**.

This property is warmed by electric wall panel heaters and double glazing. Hot water is provided via an instant boiler. Unrestricted parking is available nearby.

A property presented in true move-in condition and would suit a variety of purchasers - significant letting potential for Buy to Let investors, first time buyers or holiday home.

Likely to have broad appeal, early viewing is advised.

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

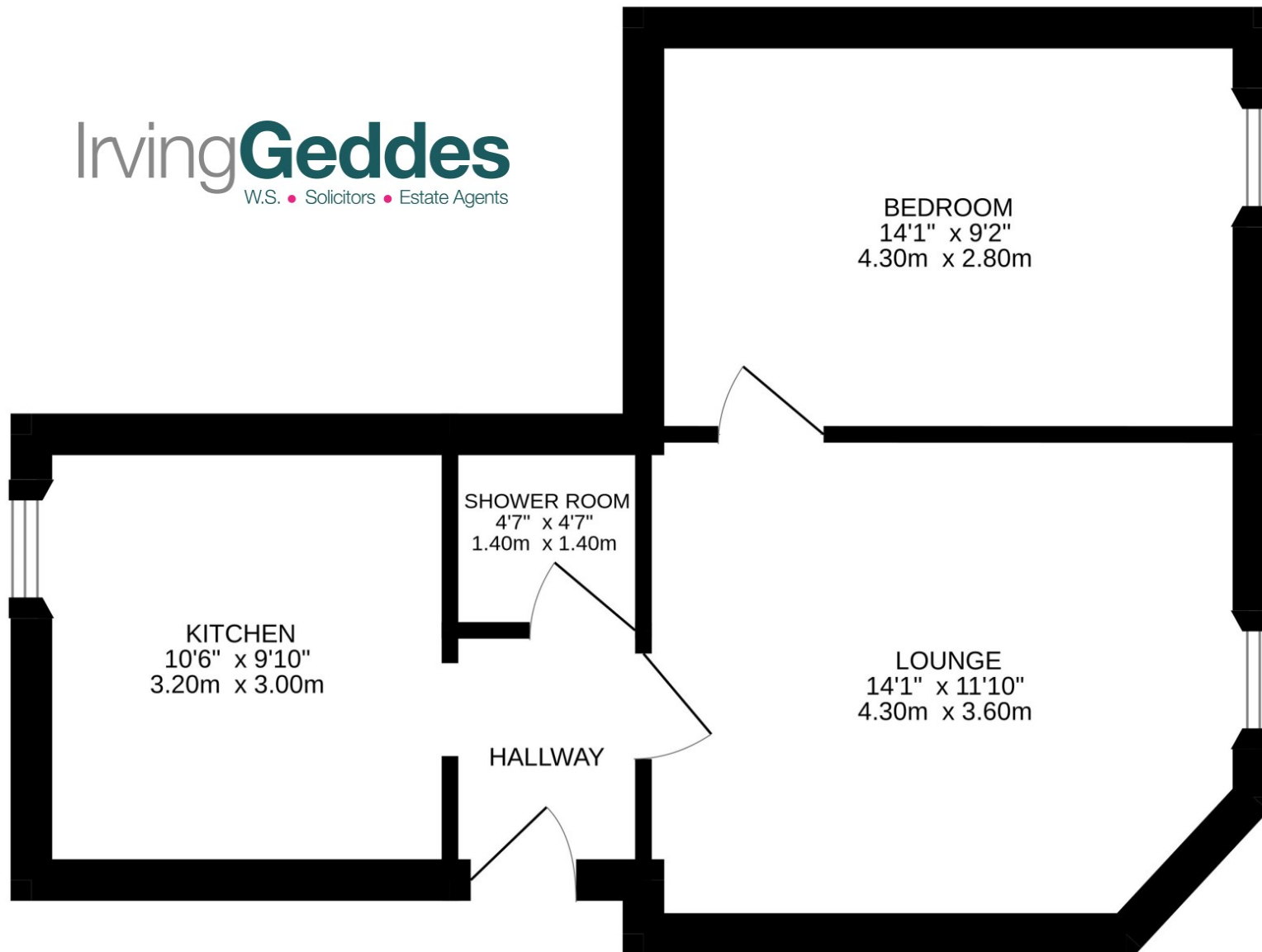
**3D Tour** <https://my.matterport.com/show/?m=EfSU63qj9Dn>

**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.