



12A BALLAGAN FLATS, GALLOWHILL,
CRIEFF, PH7 3HF

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Irving Geddes are delighted to offer for sale this well presented two bedroom ground floor flat, enjoying a central location in the ever popular Perthshire market town of Crieff. No.12A is within easy walking distance of the town centre. The property benefits from main door access, communal garden, unrestricted on-street parking, double glazing & warmed by electric wall heaters.

The main door leads into the bright LOUNGE area with open access to the fitted KITCHEN (newly installed hob & oven), washing machine & window overlooking rear gardens, TWO double BEDROOMS and BATHROOM with electric shower over the bath. A large storage cupboard is located at the end of the hallway.

Private pend access to side and a fully-enclosed shared garden (requiring a programme of upgrading). This area is shared by 2 properties.

A most pleasant turn-key property, likely to have broad appeal, therefore early interest is advised.

Video Walkthrough <https://my.matterport.com/show/?m=wfJdsDQ77Hf>

Energy Performance 'E'

Council Tax Band 'B'







