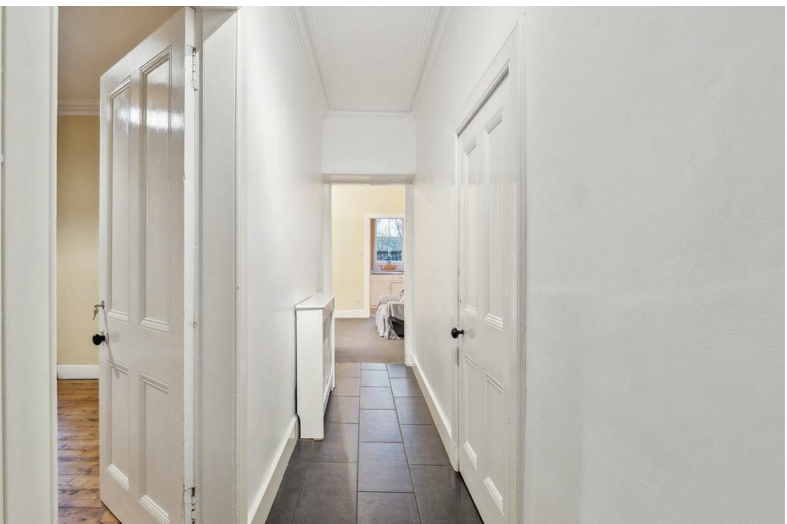




Flat 1 Cumloddan House, Millar Street, Crieff, PH7 3AH
Offers over £128,000



Flat 1 Cumlodden House, Millar Street Crieff, PH7 3AH



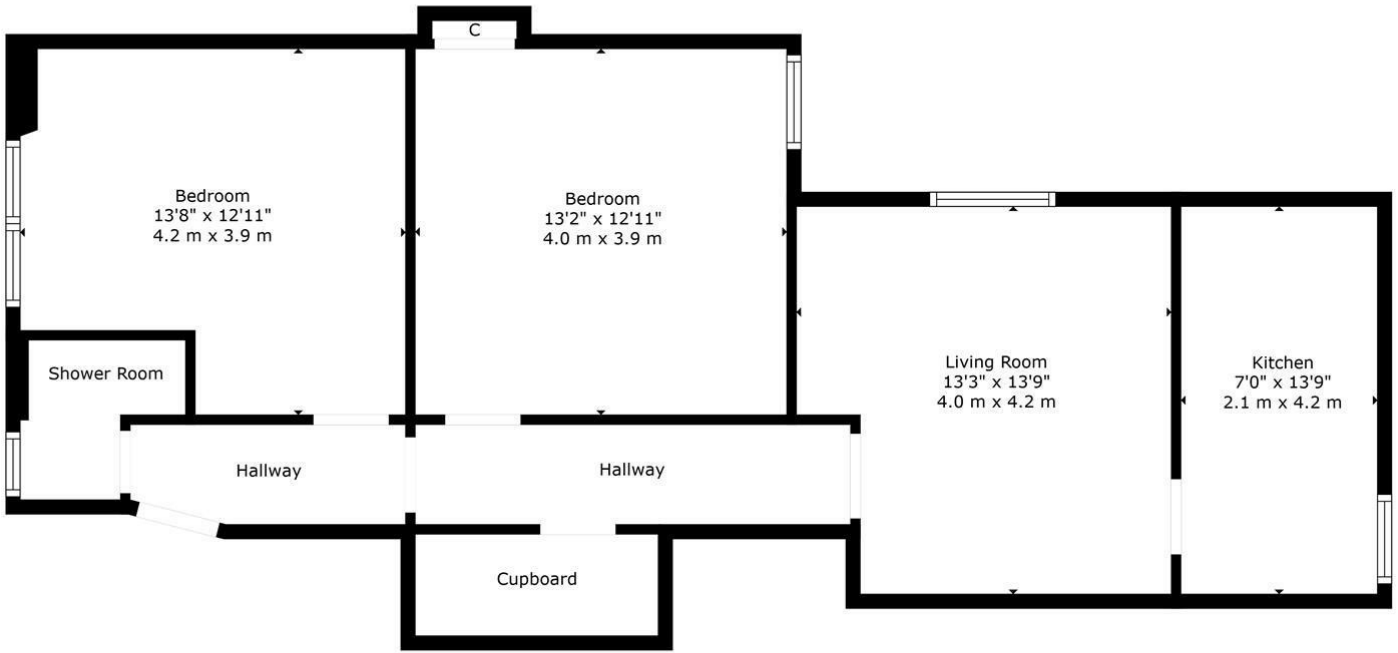
This notably spacious 2 bedroom ground floor flat enjoys a convenient position within the historic Perthshire town of Crieff. Located on a quiet side street, the property boasts well proportioned accommodation throughout with plenty of charm and character too. It also features gas central heating, double glazing, off-street residents parking, a very useful basement space and communal garden areas - shared with just 3 other properties within the building.

The accommodation consists of a central hallway with large storage cupboard, shower room, two large double bedrooms, a generous lounge with plenty of space for dining and a kitchen. Accessed at the rear of the building the very useful basement area has a power supply and could offer scope for conversion into a variety of uses or simply for excellent storage space. There is also a shared lawn immediately behind the property with an addition fence-enclosed communal garden located adjacent to the building. There is also an area of off-street parking for residents - providing three spaces on a first-come-first-served basis with plentiful additional parking available on Millar Street itself.

- Generous ground floor flat
- Spacious lounge
- Double glazing
- Off-street residents parking
- Full of charm and character
- 2 large double bedrooms
- Gas central heating
- Useful basement with power supply
- Communal garden grounds
- Convenient central location

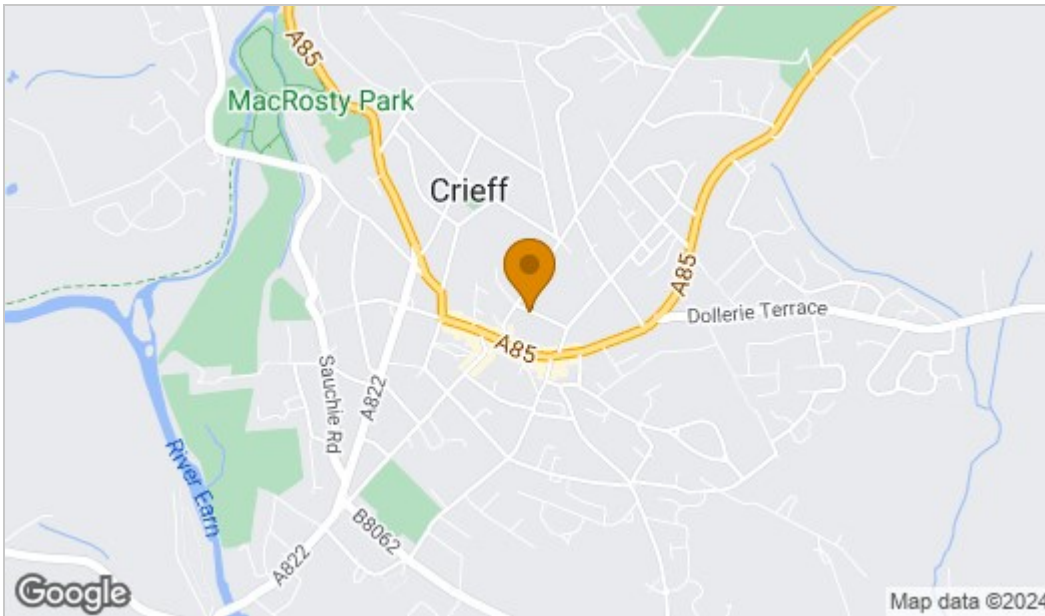






GROSS INTERNAL AREA
 FLOOR 1: 769 sq. ft, 71 m²
 TOTAL: 769 sq. ft, 71 m²

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	81
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

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