





## 28b East High Street

### Crieff

Discover a beautiful fusion of traditional character and spacious living in this impressive three bedroom top floor apartment, perfectly positioned on Crieff's vibrant High Street. Generously proportioned throughout and boasting feature high ceilings and large windows, this bright and airy property presents a fantastic opportunity for first time buyers, professionals or investors looking for a home with charm and scope to personalise.

Access comes via a secure entrance directly from the High Street, where a staircase guides you to this impressive and versatile residence. Step inside to find a light filled entrance hallway that sets the tone for the well balanced layout beyond.

Positioned to the rear the expansive lounge is a true highlight a welcoming and bright space ideal for both relaxing evenings and lively gatherings with family and friends. With its generous proportions and natural light it's a room that offers comfort and functionality.



A bright, well equipped kitchen provides ample storage and preparation space with fitted wall and base units alongside room for a fridge/freezer and cooker. Adjoining the kitchen is a practical utility room with a washing machine and further storage – all appliances are included in the sale to ensure a smooth and convenient move.

Three spacious double bedrooms offer flexibility for growing families, guests or those in need of a quiet home office. The accommodation is completed by a modern family bathroom, fitted with a white three piece suite and electric shower over the bath.

Lovingly maintained by the current owners and offered to the market with no onward chain, this outstanding property provides a blank canvas ready for its next chapter. Whether you're stepping onto the property ladder or adding to your portfolio, this home combines period charm with exciting potential in a truly central location.

Crieff is a vibrant market town in the heart of Perthshire, bursting with character, charm and breathtaking scenery. Known for its thriving High Street with a variety of independent traders, excellent schools and easy access to outdoor adventures, it's a place where lifestyle meets community. Whether you're seeking culture, countryside or convenience Crieff has it all.





Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft

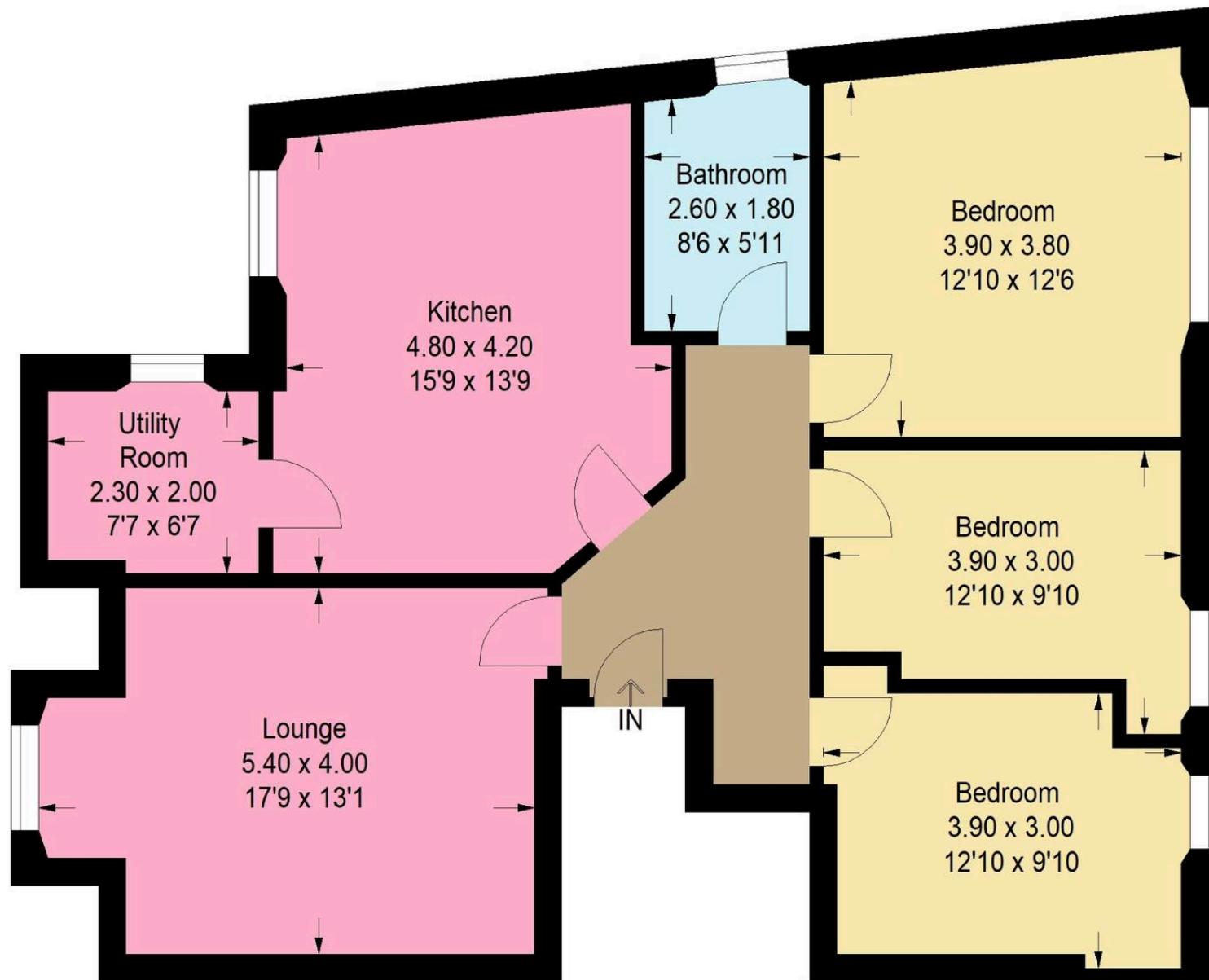


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