

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS

**54 King Street Crieff**

**Fixed Price £150,000**



**2 Bedroom - 1 Shower room - Living Room**

Discover this charming two-bedroom end terraced home nestled in the historic town of Crieff.

Offering a perfect balance of character and comfort, the property boasts a large kitchen / dining area and separate utility with convenient under stairs WC. The front sitting / lounge room gives a warm & inviting atmosphere.

Upstairs – 2 large double bedrooms both with built in storage as well as a recently installed wet room. The spacious interior provides ample living space, while the private rear garden offers a tranquil outdoor retreat—ideal for relaxing or entertaining guests.

This beautifully preserved listed building combines historic charm with convenient access to local amenities, shops, and scenic countryside. Very popular with all ages, Crieff with its Hydro centre, is only 35 mins to Perth, 34 mins to Stirling and has a regular public transport service to both. An exceptional opportunity to own a piece of Crieff's heritage with all the comforts of contemporary living.

#### Room Measurements

Kitchen 4.5 x 4.1m

Lounge 3.5 x 4.6m

Bedroom 4.8 x 3.7m

Bedroom 4.8 x 3.4m

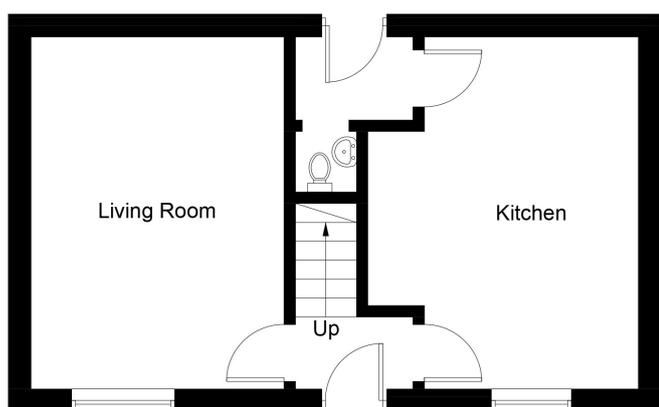
Shower room 1.7 x 2.2m

\* EPC Rating: D

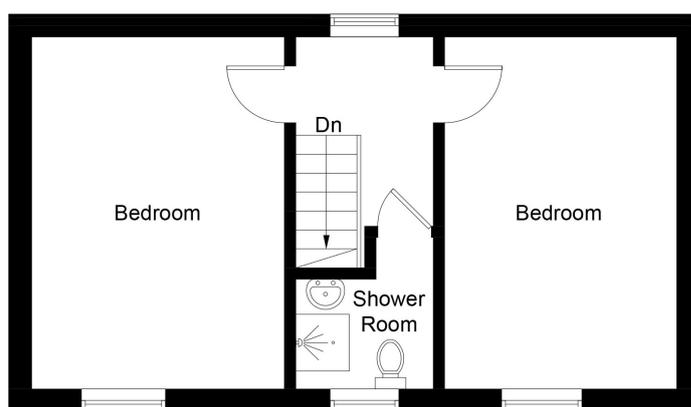
\* Council Tax: Band: D

\* Local Authority: PKC





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240800)

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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.