

Simple Approach



Estate Agents



17 King Street, Crieff  
PH7 3HA

Offers over £122,950

Nestled in the charming town of Crieff, this modern two-bedroom apartment on King Street offers a delightful blend of comfort and convenience. The property boasts a well-appointed reception room, perfect for relaxing or entertaining guests. The two spacious bedrooms provide ample space for rest and relaxation, making it an ideal home for couples, small families or even as a lucrative rental investment.

The flat is in immaculate condition, ensuring that you can move in with ease and enjoy your new surroundings from day one. One of the standout features of this property is the private back garden, a rare find in apartment living. This outdoor space is perfect for enjoying a morning coffee, hosting summer barbecues, or simply unwinding in the fresh air. The garden requires some work to bring it up to the garden you would love to enjoy.

Located in a sought-after area, this apartment is close to local amenities, shops, and schools, making it a practical choice for everyday living. Crieff itself is known for its picturesque scenery and friendly community, offering a peaceful yet vibrant lifestyle.

This property presents an excellent opportunity for those looking to settle in a beautiful part of Scotland. With its modern features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

**Living Room**  
13'5" x 13'0" (4.05 x 3.97)

**Kitchen**  
9'1" x 9'10" (2.77 x 3.00)

**Master Bedroom**  
13'10" x 14'7" (4.24 x 4.46)

**En-Suite Shower Room**  
4'5" x 4'10" (1.35 x 1.49)

**Bedroom Two**  
10'2" x 19'0" (3.10 x 5.80)

**Family Shower Room**  
9'3" x 6'11" (2.84 x 2.13)





- This Property Is Currently Being Used As An Airbnb and Meets Local Requirements
- Gas Central Heating & Double Glazing
- Ideal Rental Investment, First Time Buy Or Downside Size
- Two Bedroom Immaculate Move In Condition Apartment
- Great Views
- Private Outdoor Space. Requires Work To Be A Useful Area
- Close To All Local Town Amenities
- Modern Kitchen & Shower Room



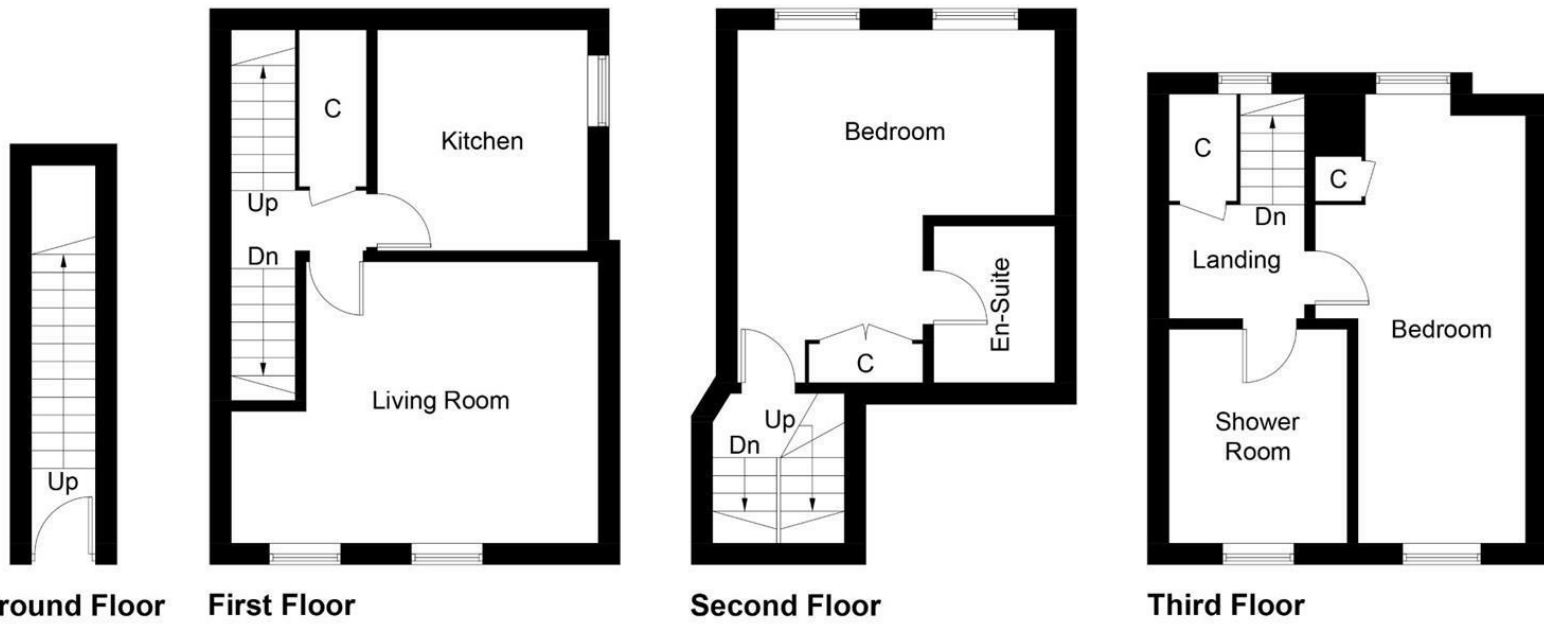
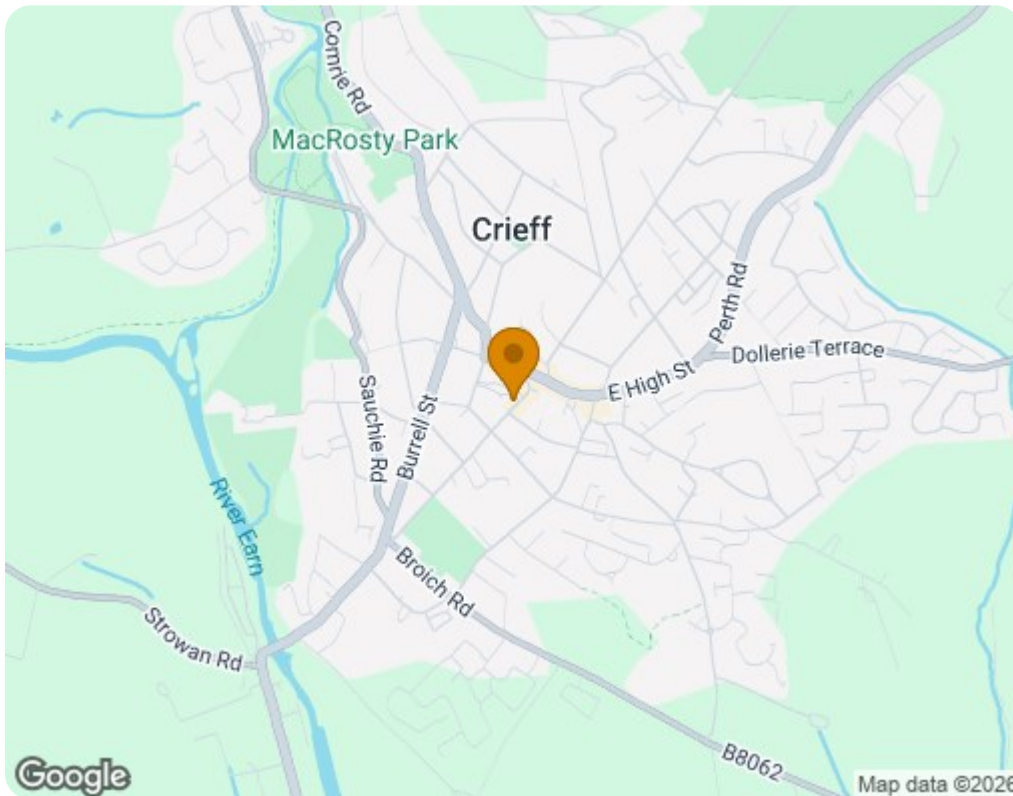


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1264055)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	