

4 KING STREET
CRIEFF, PH7 3HA



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this well presented and modernised 2/3 bedroom flat centrally located in the popular town of Crieff. A most generously sized main door maisonette on the 1st & 2nd floors of a handsome period property, boasting charming original features.

The main door leads to a private internal stair & the first floor LANDING, with stairs to upper floor & under storage, a beautiful and generously sized LOUNGE with ornate cornice & a feature bay window, DINING ROOM with feature fireplace & handy Storage cupboard, Galley style KITCHEN with induction hob, extractor fan, UTILITY ROOM.

Upper floor comprises; LANDING with loft access, providing significant storage, and may itself offer development potential, subject to any necessary permissions. HALLWAY giving access to a large storage cupboard, BATHROOM and TWO DOUBLE & ONE SINGLE BEDROOM/STUDY. The master is particularly notable in size with feature splay bay window & feature fireplace. Warmed by gas central heating and recently installed 'Anglian' double glazed windows and entrance door.

A permanent residence or an ideal 'lock up and leave' second home. A property rare to the market and offered in true move-in condition, enjoying an excellent location in one of Perthshire's most popular towns. Likely to have broad appeal, early viewing is advised.

3D Tour: <https://my.matterport.com/show/?m=bMe9ZvG1VZU>

Energy Performance Rated 'C' 70

Council Tax Band 'C'

Viewing Strictly by appointment through Irving Geddes - 01764 653771.









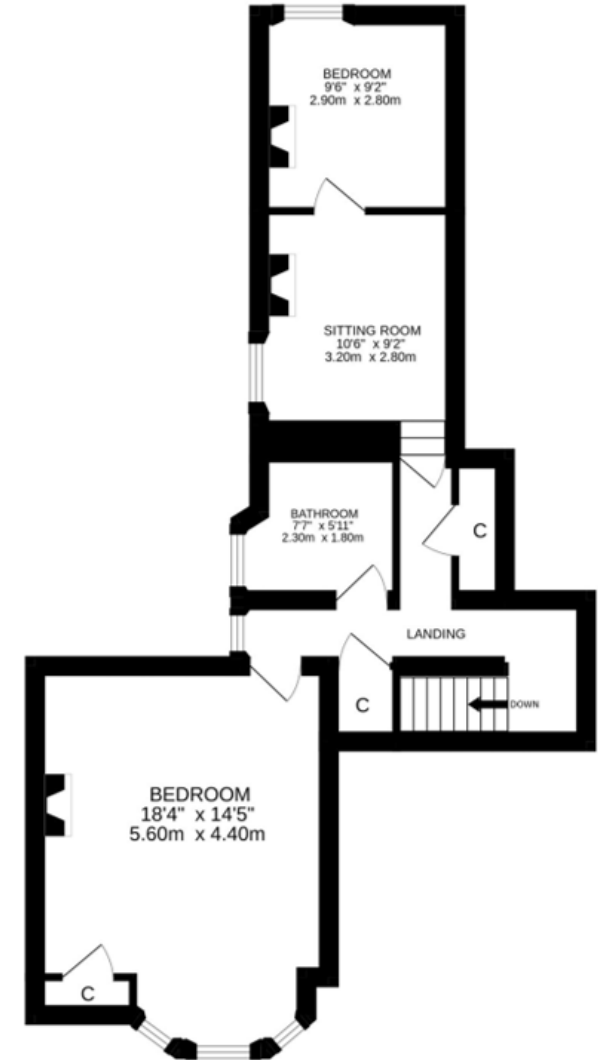
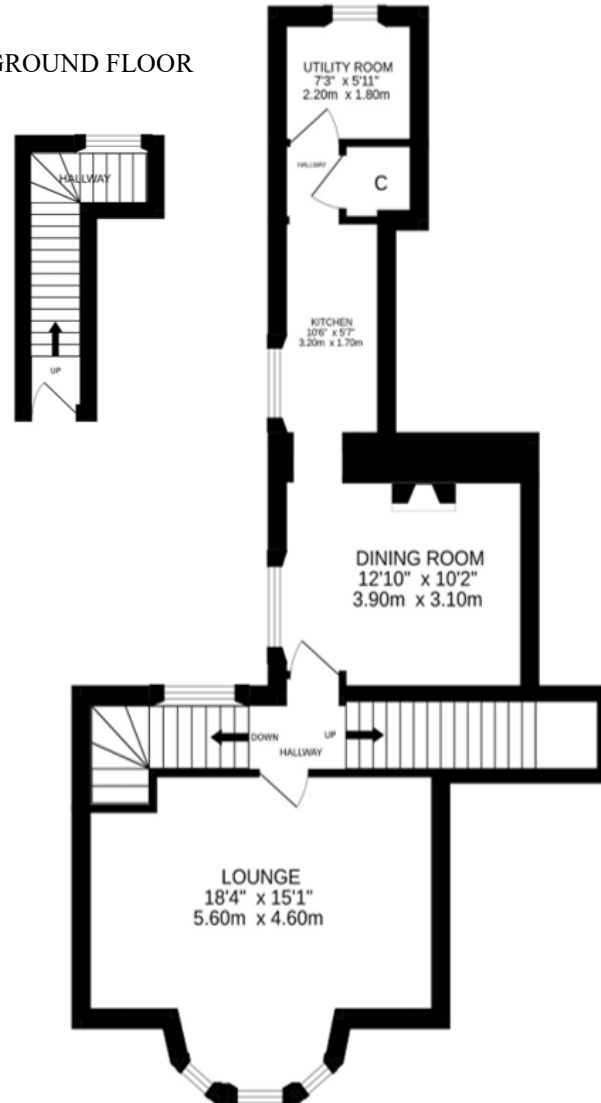




FIRST FLOOR

SECOND FLOOR

GROUND FLOOR



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722

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