

8 KING STREET
CRIEFF, PH7 3HA



DELIVINO



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Irving Geddes are delighted to offer for sale this immaculate, beautifully presented and fully modernised 2 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 & contemporary finishes.

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 original flooring, ornate cornice, built-in storage & a feature splay bay window with attractive wood panelling; the contemporary BREAKFASTING KITCHEN is set to the rear and has a storage cupboard and door to an additional room offering much potential to further develop into a UTILITY/SHOWER ROOM, OFFICE or SNUG. In addition, this room has ladder access to a floored three level loft, providing significant storage, and may itself offer development potential, subject to any necessary permissions. The upper floor offer a most pleasant outlook and comprises a long HALL with doors to a modern SHOWER ROOM and TWO DOUBLE BEDROOMS, the master being particularly notable in size, & both with feature fireplaces.

A permanent residence or an ideal 'lock up and leave' second home. A property of rare quality 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.

Video Walkthrough <https://my.matterport.com/show/?m=qY7ijhsik3w>

Energy Performance Rated 'tbc' **Council Tax** Band 'B'

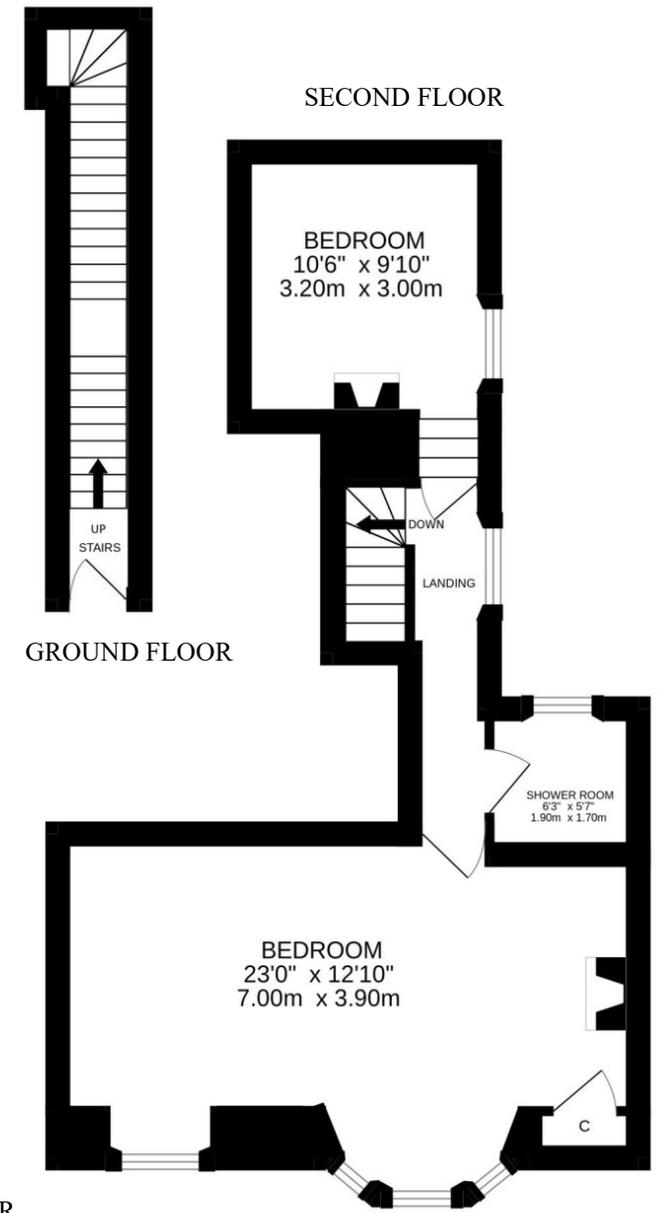
Viewing Strictly by appointment through Irving Geddes - 01764 653771.











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
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1 Drummond Street, PH6 2DW
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Irving Geddes
W.S. • Solicitors • Estate Agents