

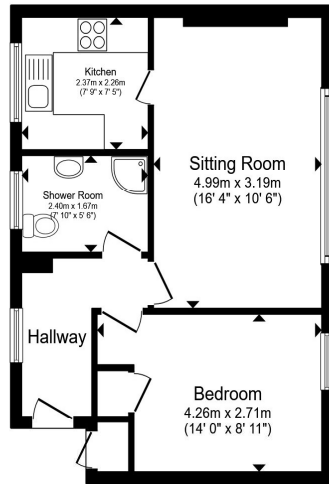


Ochil Place, Crieff, PH7 3BJ

welcome to

Ochil Place, Crieff

Introducing this well-proportioned 1-bedroom upper flat, which is situated in a sought-after residential area, in the ever-popular Crieff locale. The property certainly offers a comfortable living space, for those seeking a high-quality home & viewing is recommended to fully appreciate all that this delightful flat has to offer.



Floor Plan

Total floor area 43.0 m² (463 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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This charming flat will have broad appeal to a wide demographic of potential buyers & initially, access to the building leads into the communal hallway with stairs leading to the upper level. The accommodation on offer comprises of an Entrance Hallway & immediately drawing you in, is the spacious Sitting Room which is the sociable hub of the home, making this the ideal retreat where friends & family will naturally gather at the start & end of the day. Next, we gravitate to the Kitchen, which is tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob; the Kitchen provides convenience & ample storage. The Bedroom is a double in size, plus also benefiting from in-built storage & completing the accommodation on offer is the Shower Room which comprises of a shower cubicle, wash hand basin & WC. The home is well-presented throughout, whilst also benefiting from handy & practical storage provisions.

Externally the property benefits from an attractive privately owned garden, which offers a delightful outside space to enjoy, as well as an additional communal drying area.

Crieff is well equipped with a range of local day-to-day amenities, restaurants, plus the well renown Crieff Hydro & popular golf courses at Crieff, Muthill, Comrie & St Fillans, as well as the Gleneagles Hotel & Country Club approx. 10 miles away. For the outdoor enthusiast there are extensive hill walking, climbing, fishing & water sports to be enjoyed in the nearby Perthshire hills & lochs. Crieff is well equipped for schooling with Morrison's Academy situated on Ferntower Road & Ardvreck Preparatory School on Gwydyr Road. Convenient motorway access also provides handy commuting for Edinburgh, Stirling & Glasgow.

Entrance Hallway

Sitting Room

16' 4" max x 10' 6" max (4.98m max x 3.20m max)

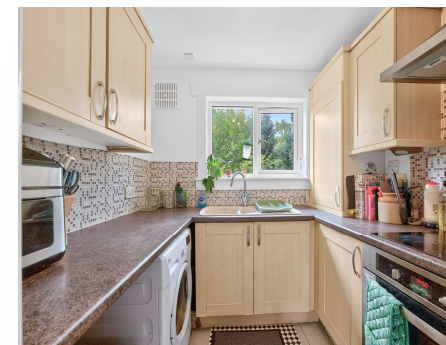
Kitchen

7' 9" max x 7' 5" max (2.36m max x 2.26m max)

Bedroom

14' max x 8' 11" max (4.27m max x 2.72m max)

Shower Room



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welcome to

Ochil Place, Crieff

- Upper flat
- 1 Bedroom with in-built storage
- Spacious Sitting Room
- Kitchen
- Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£72,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

STI110829 - 0002

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