

Simple Approach



Estate Agents



Craighead House The Cross, Crieff

PH7 3BT

Offers over £147,950

This beautifully presented maisonette flat, set within the charming Craighead House at The Cross in Crieff, Perthshire, offers an exceptional blend of style, comfort, and spacious living across two well-designed levels. Finished to a high standard throughout, the property provides a warm and inviting atmosphere, ideal for modern living.

On the lower floor, the bright and generously proportioned lounge serves as a standout feature of the home, complete with an attractive log burning stove that creates a cosy focal point and is perfect for relaxing evenings. The contemporary open-plan kitchen and dining area is both stylish and functional, with bespoke wooden dining space offering ample space for cooking and entertaining. A separate utility room adds further practicality and convenience.

Upstairs, the property continues to impress with two well-sized bedrooms, each thoughtfully presented to maximise comfort and space. These are complemented by a chic and modern shower room, finished with quality fittings for a sleek and sophisticated feel.

Additional benefits include gas central heating and double glazing, ensuring energy efficiency and year-round comfort. Externally, the property boasts private parking with space for up to three vehicles—an excellent feature for a home of this type—as well as a well-maintained private rear garden, providing peaceful outdoor space.

Altogether, this outstanding maisonette offers a rare opportunity to acquire a stylish and spacious home in a desirable and central location.

Lounge
11'7" x 15'7" (3.54 x 4.77)

Kitchen / Dining Area

16'1" x 9'1" (4.91 x 2.77)

Shower Room

3'10" x 9'7" (1.18 x 2.93)

Utility Room

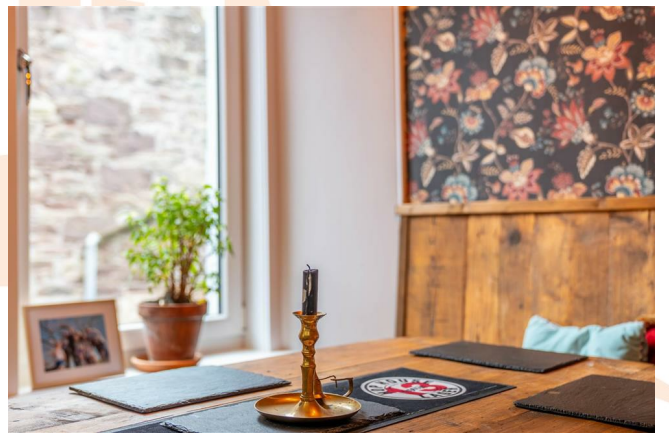
6'3" x 4'11" (1.92 x 1.50)

Bedroom One

14'0" x 8'10" (4.28 x 2.71)

Bedroom Two

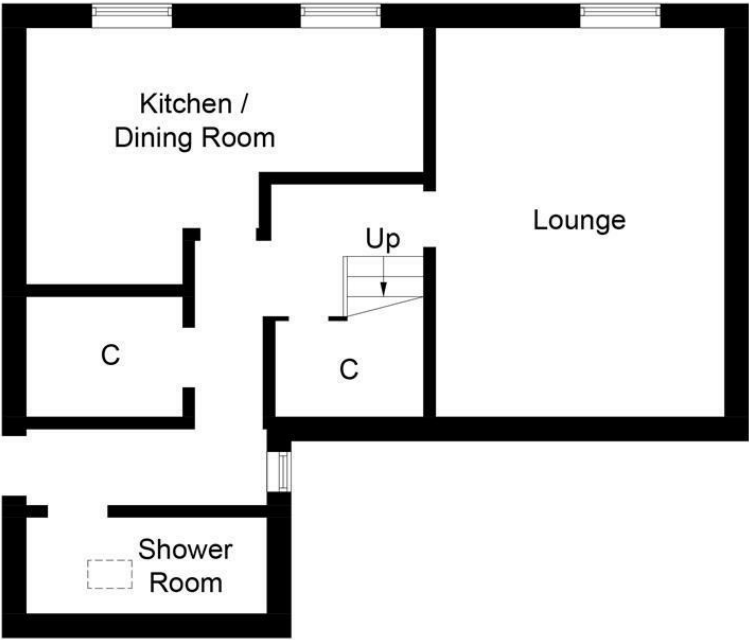
9'5" x 9'6" (2.89 x 2.91)



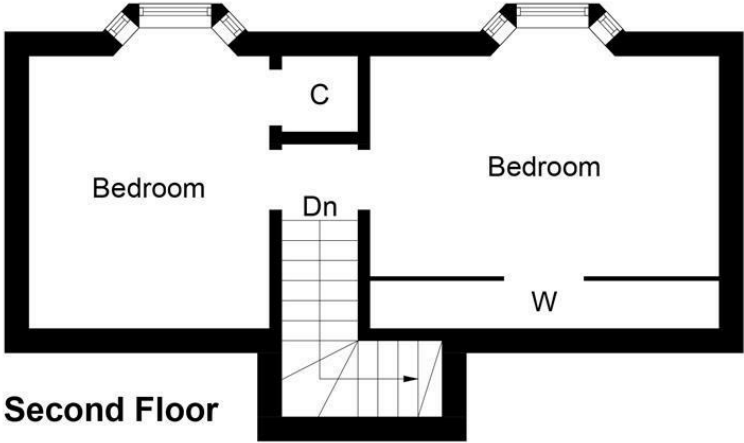


- Beautifully Presented Maisonette Flat
- Bright And Spacious Lounge
- Full Double Glazing
- Two Generous Bedrooms
- Private Parking With Space For Three Cars
- Private Rear Garden
- Open Plan Modern Kitchen And Dining Area
- Gas Central Heating
- Bespoke Fitted Dining Space

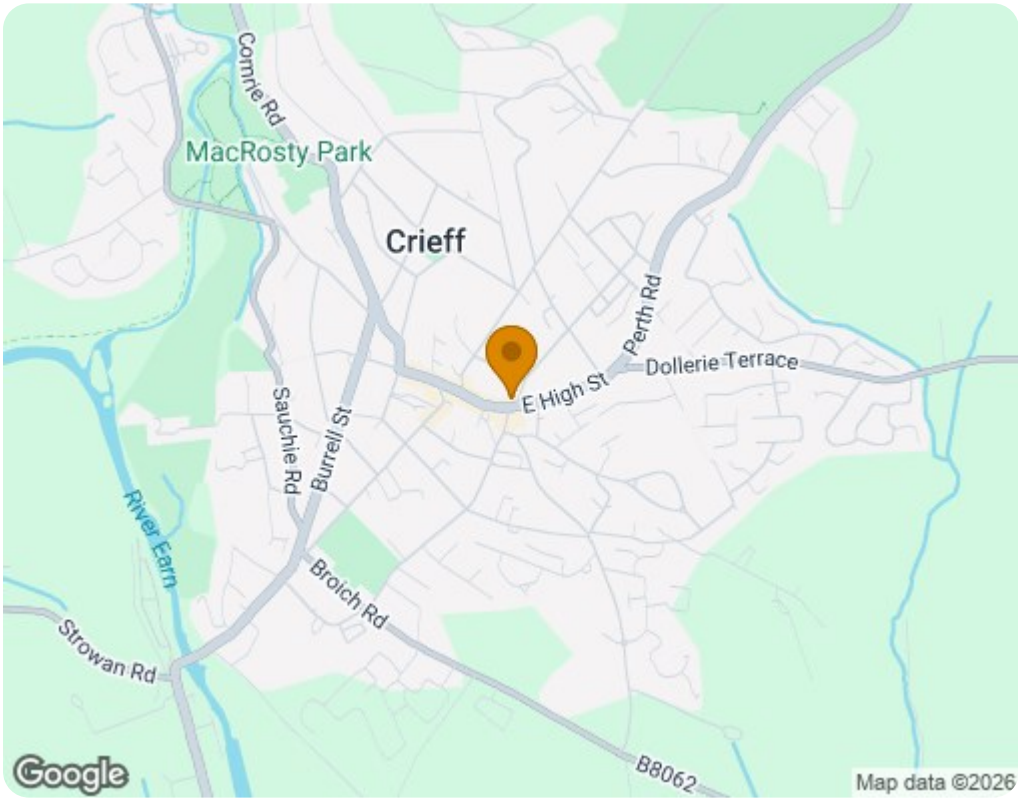




First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		