



Landlord Registration: 012225/340/100200 EPC Rating 'C'

The Laigh Flat, Laggan, Crieff, PH7 4JL







### Description

Available for lease on an unfurnished basis, a very well presented flat enjoying a quiet semi-rural location on the western edge of Crieff. Adjoining the owner's main residence the property enjoys private main door access, private parking and an attractive south facing outlook. The property comprises a lower landing with large storage cupboard and stairs to the accommodation which is located on the upper floor. An open plan lounge/kitchen leads into a small internal hall with two double bedrooms off and shower room. The property has electric heating and is double glazed.

The property is to be let on a Private Residential Tenancy at a rental of **£550 per month including electricity and Sky TV**. Other utility costs, expenses and Council Tax to be paid by the tenant. A month's deposit will be required as will suitable references prior to the lease commencing.

**Viewing** Strictly by appointment through Irving Geddes W.S. on 01764 670325/653771.



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.



Thinking of selling or leasing your property?  
Call us now for a free valuation.

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