



Fourth Floor Apartment

Two Double Bedrooms

Contemporary Master En-Suite  
Shower Room

Modern Fitted Kitchen

Modern Bathroom With  
Shower

Balcony

Lift Access

Close to Amenities

Sought After Development

IRVING  
GEDDES  
w.s. | solicitors | estate agents

14 Park Manor, Crieff PH7 4LJ

Offers Over £127,000



## 14 Park Manor, Crieff PH7 4LJ

We are delighted to offer for sale this spacious two bed flat situated in a sought after development within the popular market town of Crieff. A bright and spacious flat, presented in move-in condition and comprises; ENTRANCE VESTIBULE, HALL, STORAGE CUPBOARD, LOUNGE (with balcony) & DINING AREA, Modern KITCHEN with appliances, TWO DOUBLE BEDROOMS (master en-suite) & Contemporary BATHROOM. The flat benefits from electric heating and is fully double glazed. Park Manor is a very well maintained development with the added benefit of a private single garage and communal lift & gardens.

Number 14 is likely to be a welcome addition to the market and early viewing is advised.

**Lounge /Dining** (26'03" x 19'07")

**Kitchen** (12'6" x 7'10")

**Bedroom One en-suite** (11'4" x 9'5")

**Bedroom Two** (14'02" x 9'08")

**Bathroom** (8'01" x 6'06")

### Further Information

The property benefits from communal garden grounds which are well stocked with mature plants & shrubs. The single garage is located to the rear of the property. A management fee of £150 is payable monthly to cover ground maintenance, buildings insurance, factoring & lift maintenance.

### Directions

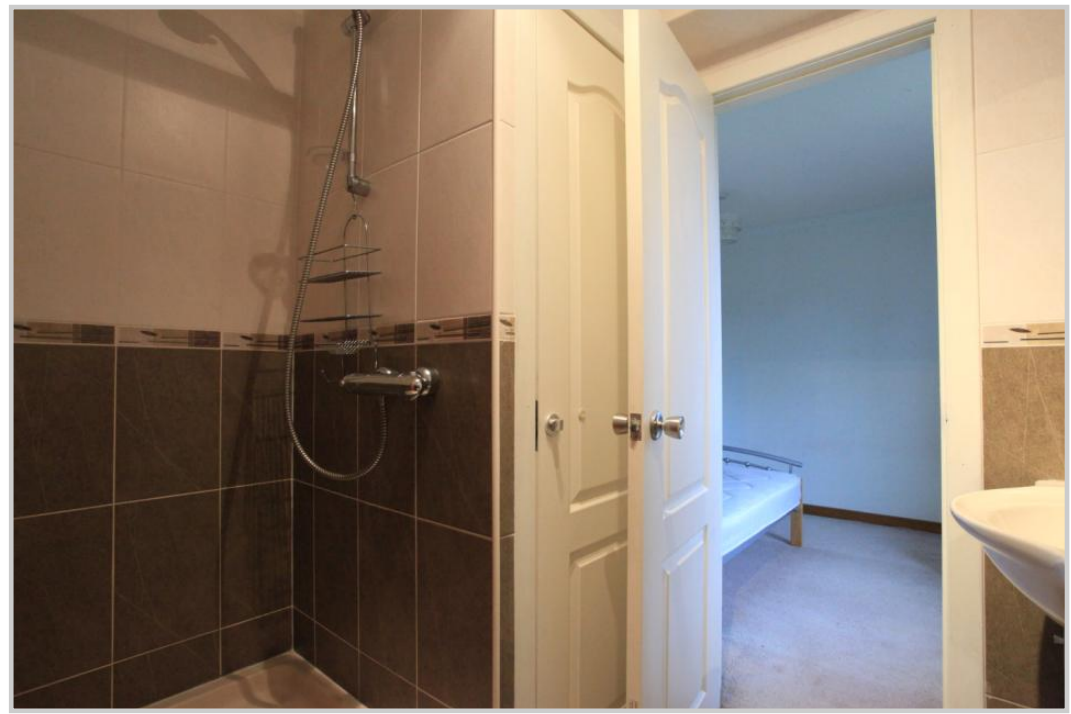
From our office in West High Street, turn right into Comrie Street. Take the left fork at the War Memorial and proceed over Burrell Street, into Milnab Street. Continue down Milnab Street and at the foot of the hill, turn right into Park Manor. No.14 is located in the second building on the fourth floor.

**Energy Performance** Rated 'F' for energy efficiency.

### Viewing Arrangements

Viewing strictly by appointment through Irving Geddes W.S. on 01764 653771.





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





**Thinking of selling?**  
Call us now for a free valuation for your own property

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

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
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Tel: 01887 822722