

**Flat A, 35 James Square
Crieff PH7 3EY**

Offers Over £117,000



**IRVING
GEDDES**
w.s. | solicitors | estate agents

Flat A, 35 James Square, Crieff PH7 3EY

Irving Geddes are delighted to offer for sale this contemporary first floor flat, located centrally within the ever popular Perthshire market town of Crieff. The property is presented in excellent condition and has been fully modernised throughout. The property is warmed by night storage heaters and boasts modern double glazed tilt & turn windows.

Accommodation comprises: HALLWAY, LOUNGE/DINING, TWO DOUBLE BEDROOMS, BATHROOM.

A superb property with broad appeal for first time buyers, second home or buy-to-let investors. Early viewing is advised.

Lounge/Dining (20'0" x 13'10") **Kitchen** (10'7" x 5'11")

Bedroom 1 (11'4" x 12'11") **Bedroom 2** (10'8" x 11'3")

Bathroom (11'3" x 5'6")

External

To the rear of the property is an area of private parking for residents.

Directions

From the offices of Irving Geddes head East up High Street & turn first right into James Square and the property is located on the right side.

Viewing

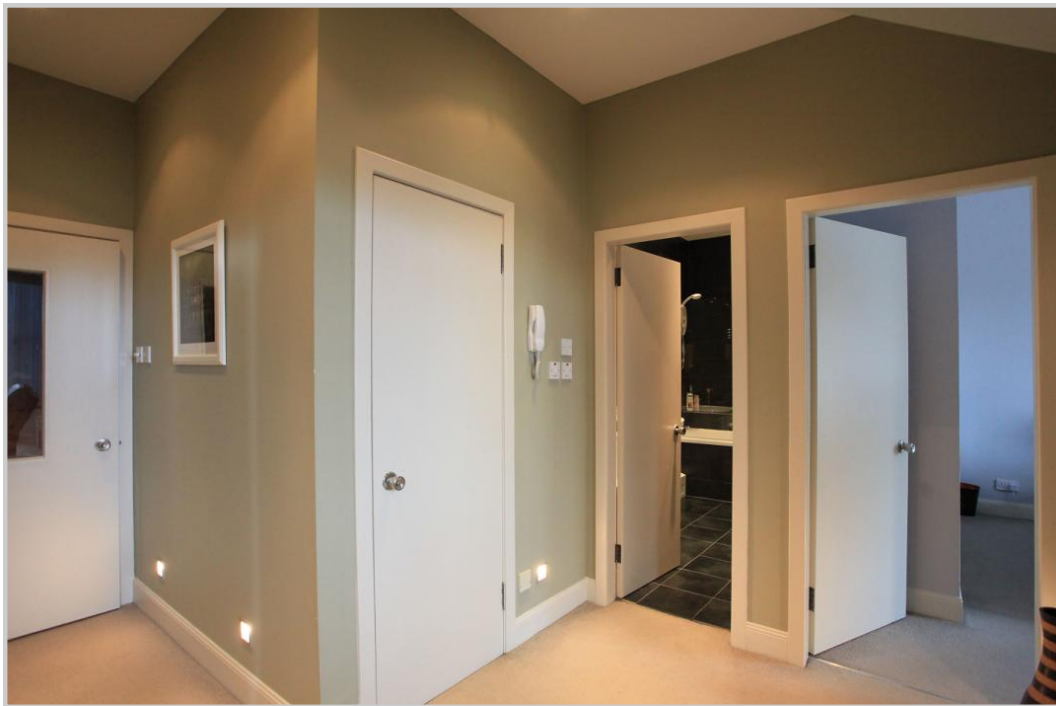
Strictly by appointment through Irving Geddes
01764 653771/670325.

Energy Performance

Rated 'E' for efficiency.

www.irvinggeddes.co.uk





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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?
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
25 Bank Street, PH15 2BB
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