



Large Second Floor Flat

Two Double Bedrooms

Large Lounge

Fitted Kitchen

Attractive Views

Central Location

Parking Space



Flat 2, Strathearn Towers, James Square, Crieff, PH7 3EY

Guide Price £90,000

Strathearn Towers lies on the Western side of James Square in the very heart of Crieff. Flat 2 offers generous & flexible accommodation and is located to the rear of the building and enjoys superb views of the surrounding countryside. The accommodation is bright and spacious and warmed by night storage/electric panel heaters and double glazed throughout. Accommodation comprises: Two good sized double bedrooms, newly upgraded bathroom, fitted kitchen and large lounge/dining area. A superb property with broad appeal for first time buyers, buy-to-let investors or holiday let.

Accommodation Security entry phone, through communal main door into entrance hall & upstairs or by lift to first floor landing.

Vestibule With coat hooks, ceiling light, carpet, door into hall.

Hall Built-in airing cupboard with lagged tank, immersion heater and fuse box, night storage heater, glazed door with matching side screen into living room, bedrooms & bathroom.

Living Room TV and telephone point, night storage convector heater, 3 large $\frac{3}{4}$ height double glazed windows with inside seating and superb views to the west.

Kitchen With fitted units to 2 sides with cupboards and drawers below, inset stainless steel single drainer sink unit, washing machine, oven and fridge. Built-in larder cupboard.

Bedroom One Having dual aspect double glazed windows with deep inner sills/seats and wonderful views, built-in triple width wardrobe with sliding mirrored doors. Electric panel heater.

Bedroom Two Built-in double wardrobe with sliding mirrored doors.

Bathroom Contemporary suite of bath with shower over, WC & wash hand basin.

Living Room (21'03" x 14'0")

Kitchen (10'5" x 8'7")

Bedroom One (12'03" x 11'06")

Bedroom Two (12'01" x 10'6")

Bathroom (10'10" x 6'01")



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

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

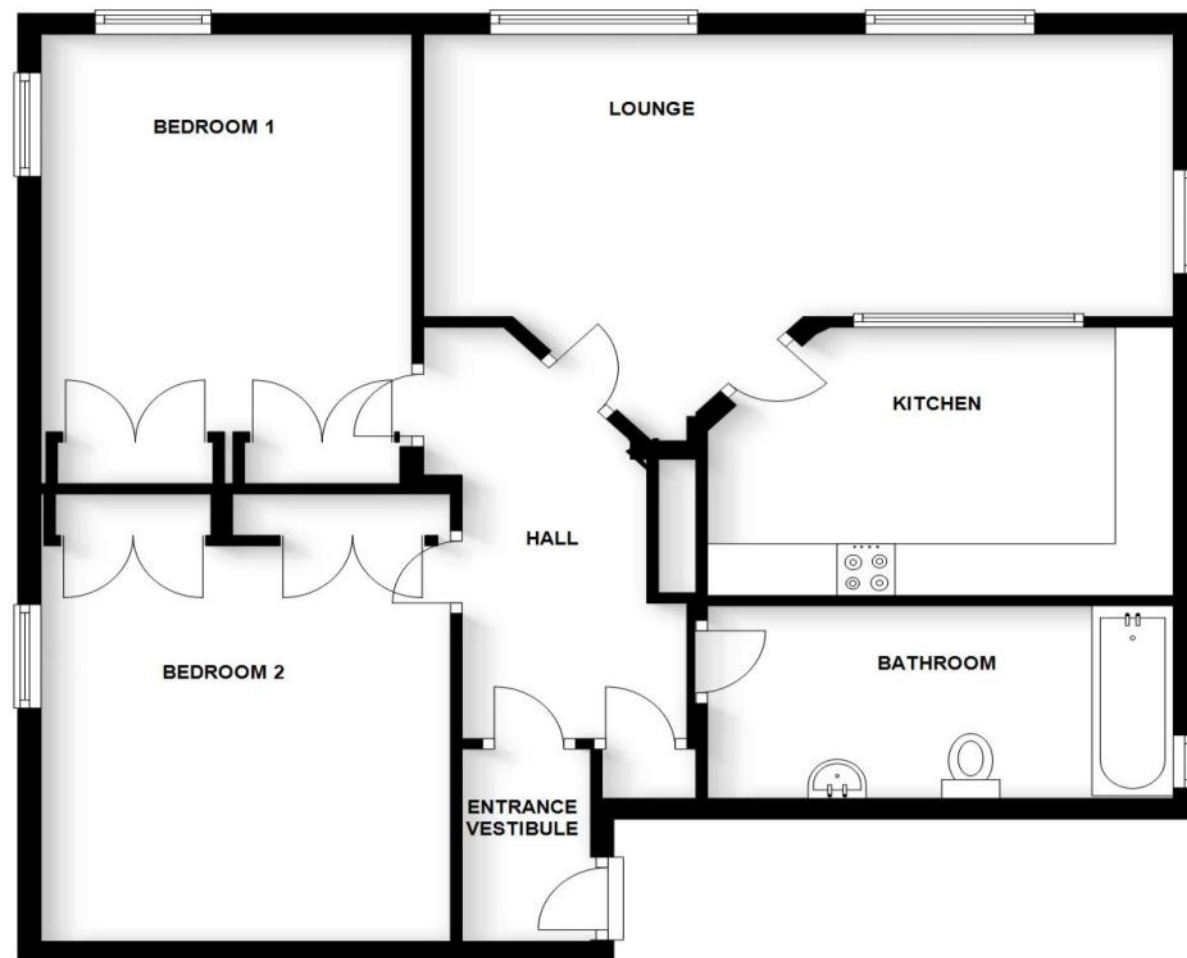
Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

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

Aberfeldy
6 The Square, PH15 2Dd
Tel: 01887 822722



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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 'D' for efficiency.



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