

Simple Approach



**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

**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**

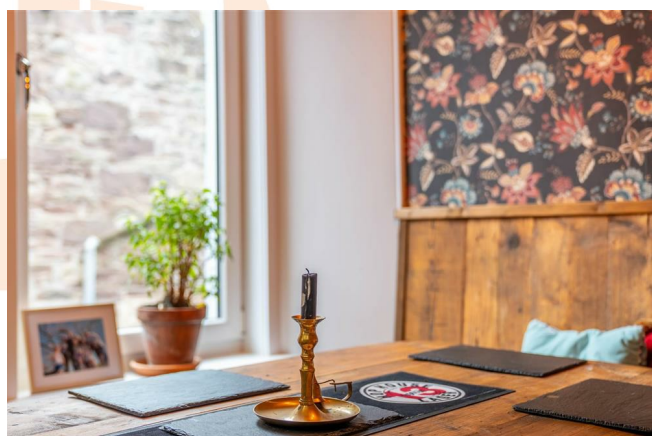
6'3" x 4'11" (1.92 x 1.50)

**Bedroom One**

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

**Bedroom Two**

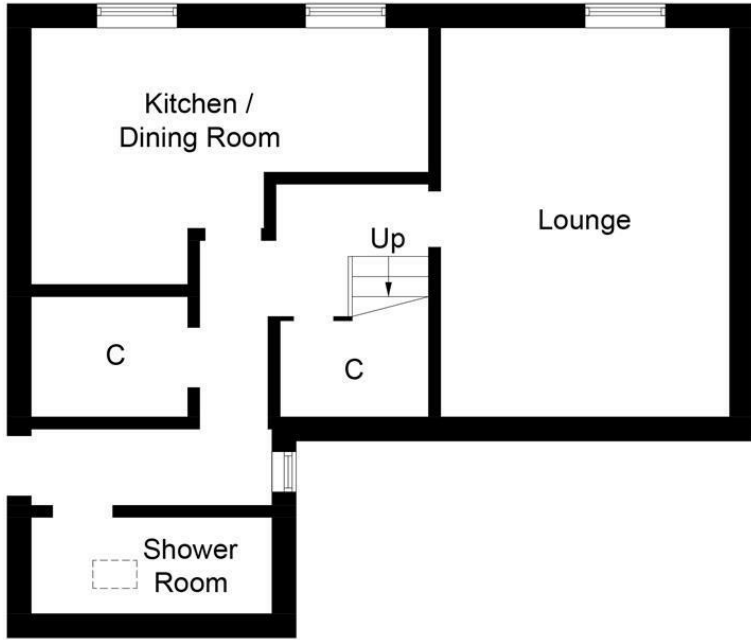
9'5" x 9'6" (2.89 x 2.91)



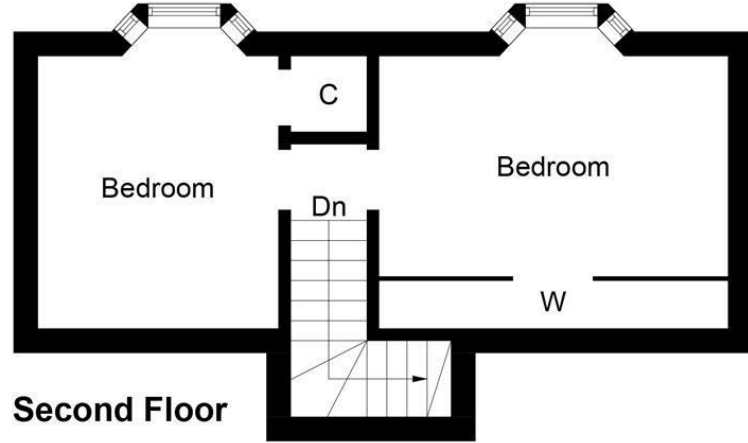


- Beautifully Presented Maisonette Flat
- Two Generous Bedrooms
- Open Plan Modern Kitchen And Dining Area
- Bright And Spacious Lounge
- Private Parking With Space For Three Cars
- Gas Central Heating
- Full Double Glazing
- Private Rear Garden
- Bespoke Fitted Dining Space

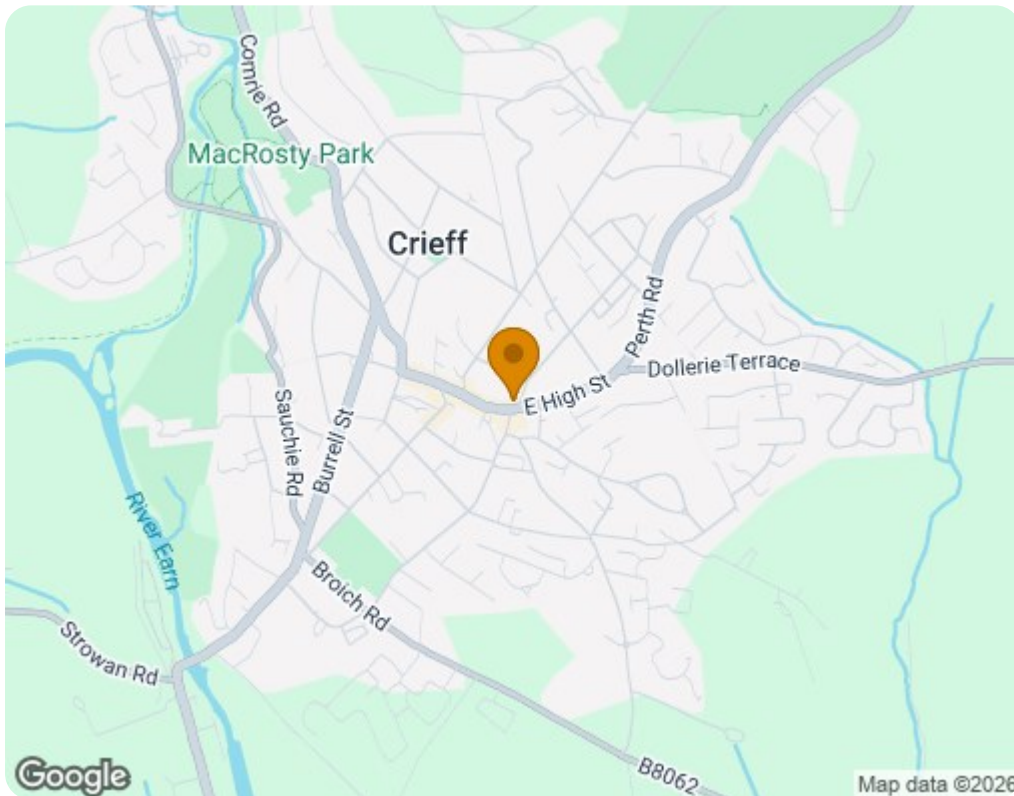




First Floor



Second Floor



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