

Simple Approach



**Flat 56, C East High Street, Crieff
PH7 3HZ**

Offers over £87,950

Simple Approach are delighted to welcome this very well presented, first floor flat on easy High Street, Crieff to the Perthshire residential sales market. Set within a highly sought after location, this lovely property is ideally placed to take advantage of all the excellent local amenities found nearby along with being just a short drive away from Perth City Centre. The property comprises of an entrance hallway, a stylish fitted kitchen, bright and spacious lounge, two generous bedrooms and a fresh white bathroom. Practical attributes include gas central heating and full double glazing. East High Street lends itself to a wide range of buyers including first time buyers, couples or small families seeking a well located property in great move in condition. Viewing is essential to appreciate all that is on offer.

Lounge

12'4" x 14'4" (3.77 x 4.38)

Kitchen

8'8" x 5'4" (2.66 x 1.65)

Bedroom One

14'4" x 9'3" (4.38 x 2.84)

Bedroom Two

9'11" x 11'0" (3.04 x 3.36)

Bathroom

7'2" x 5'0" (2.19 x 1.54)





- First Floor Flat
- Highly Sought After Location
- Well Presented Throughout
- Stylish Kitchen
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing



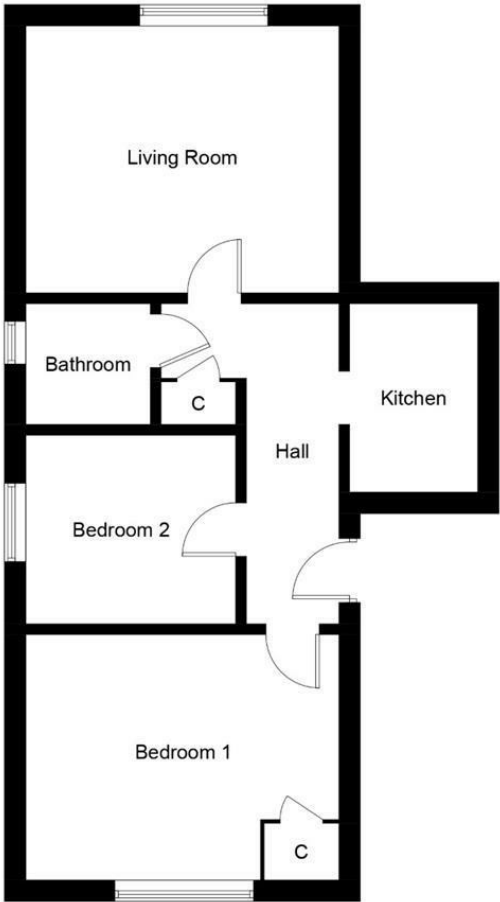
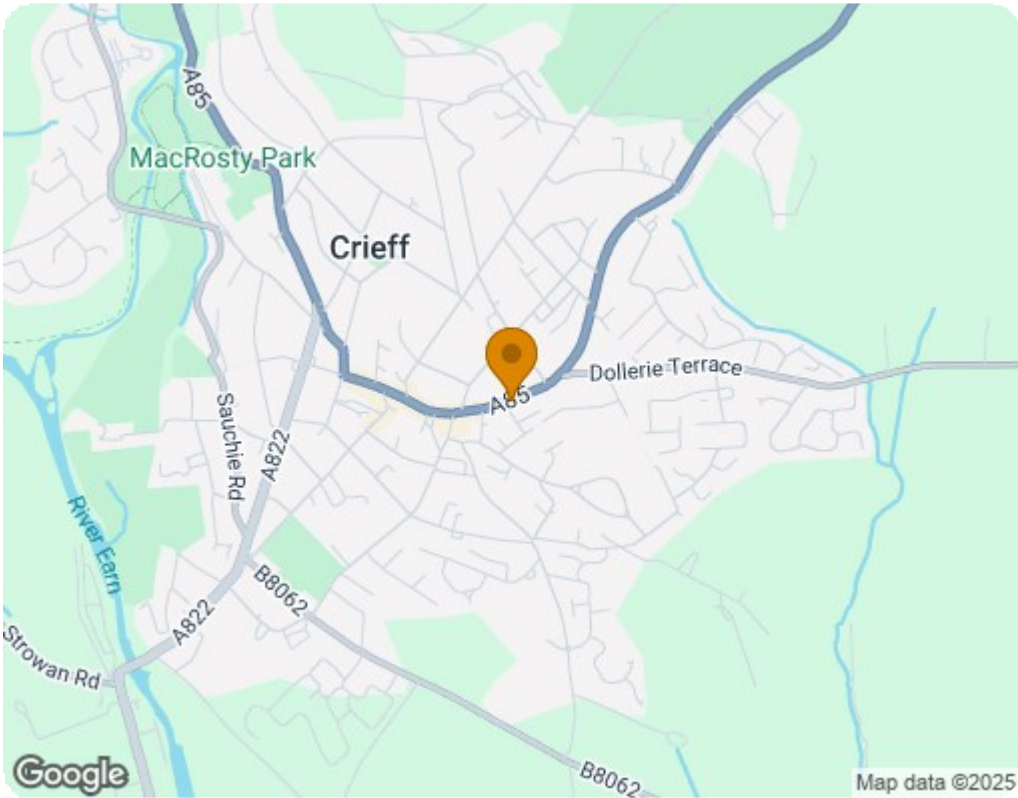


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1137234)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
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