



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

Offers over £87,950

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

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



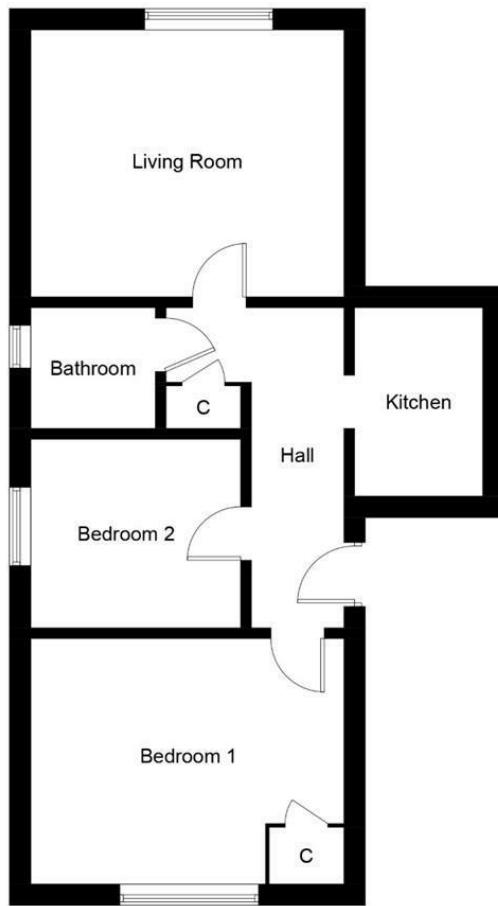
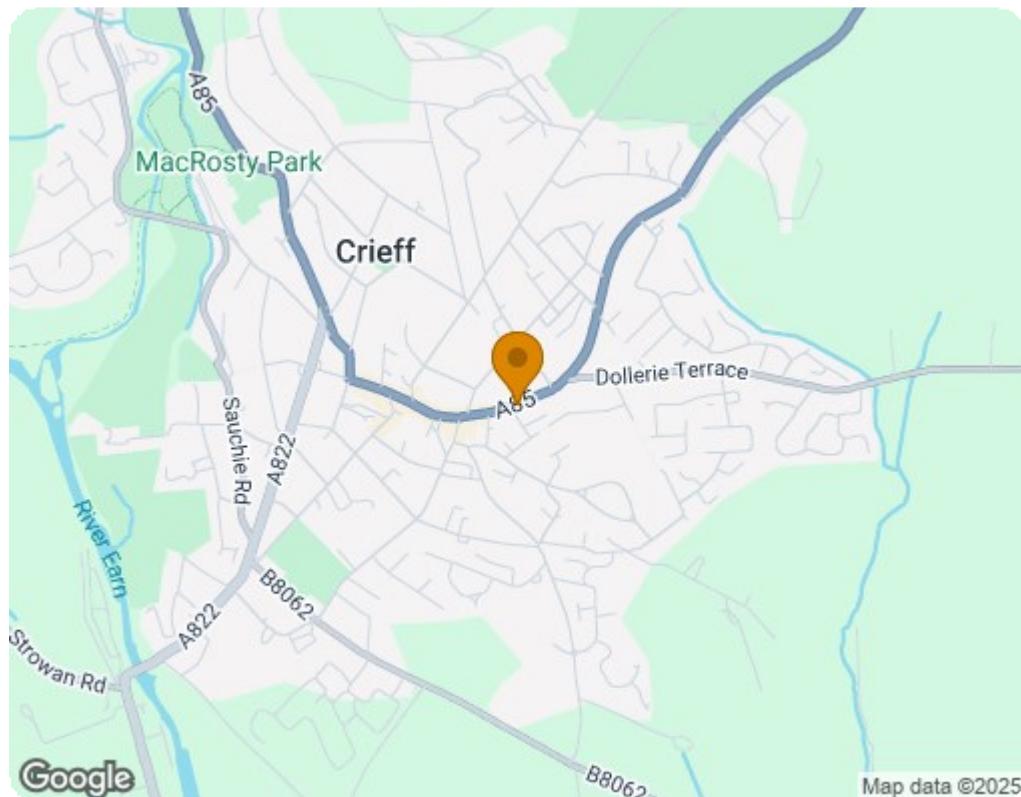


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1137234)



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			
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			