



Miller Hendry
SOLICITORS AND ESTATE AGENTS



24 Gallowhill, Crieff, PH7 3HF

- GROUND FLOOR FLAT
- LOUNGE
- KITCHEN
- TWO BEDROOMS
- BATHROOM
- EH, DG
- GARDEN
- PARKING



Offers Over £100,000

www.millerhendry.co.uk

01738 630222



This very well proportioned and spacious Ground Floor Flat is located within easy reach of all of Crieff's amenities including a variety of bars and restaurants, shops and recreational facilities. Presented in good condition with Double Glazing and electric "Intelirad" heaters, this flat would be ideal for a first time buyer or as a buy-to-let investment.

The Hall gives access to all accommodation and leads through the flat to the rear of the property with a door out to the garden. Accommodation comprises of a good sized Lounge, Kitchen with a range of wall and base units and space for appliances as well as room for dining, two double Bedrooms and Bathroom fitted with a white suite with "Triton" shower over the bath.

There is a small garden to the rear with a lawn and brick built BBQ. A parking space is situated to the rear of the garden which is accessed via a lane at the side of the property.

Vestibule
3' x 3'8" (0.91m x 1.12m)

Lounge
9'3" x 15'4" (2.82m x 4.67m)

Kitchen
10'9" x 11'7" (3.28m x 3.53m)

Bedroom One
7'4" x 12'9" (2.24m x 3.89m)

Bedroom Two
7'3" x 12'9" (2.21m x 3.89m)

Bathroom
6' x 9'2" (1.83m x 2.79m)



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INCLUDED IN SALE: All carpets and floor coverings.
Electric cooker (no warranty given).

VIEWING: Contact our Perth Property Department on
01738 630222.

HOME REPORT VALUE: £100,000

COUNCIL TAX: Band B



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First and foremost - **your interests**



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