



TOP LEFT, FLAT 5
18, MILNAB STREET, CRIEFF PH7 4BH

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Irving Geddes are delighted to offer for sale this spacious top floor flat enjoying a central location within the popular market town of Crieff. This property is presented in true move-in condition and offers generous living space throughout. Warmed by electric storage heaters & double glazed throughout. All white goods, hob, electric oven/grill, freestanding fridge freezer & glass dining table will be included in the price. High ceilings and large windows help to create a real sense of space and light with beautiful views to the front and rear. This property would suit a variety of purchasers - first time buyers/buy to let or holiday home.

Accommodation comprises; Entrance **Hall**, **Lounge**, galley **Kitchen**, **Double Bedroom** and modern tiled **Bathroom** with electric shower over the bath.

Externally; There is an area of garden ground to the rear, laid to lawn with shared drying green.

As part of refurbishment and maintenance, damp proofing has recently been carried out, this carries with it a 30 year guarantee.

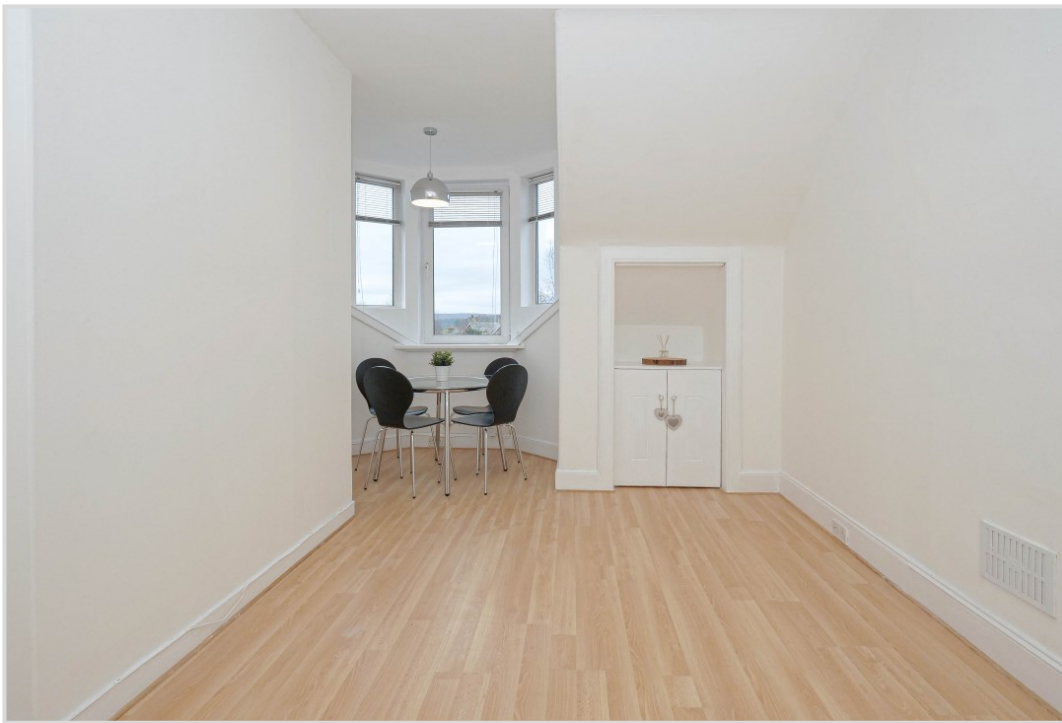
Likely to have broad appeal, early viewing is advised.

Council Tax Band 'A' **Energy Performance** Rated 'D'

3D Matterport Tour: <https://my.matterport.com/show/?m=GySVVHug27N>

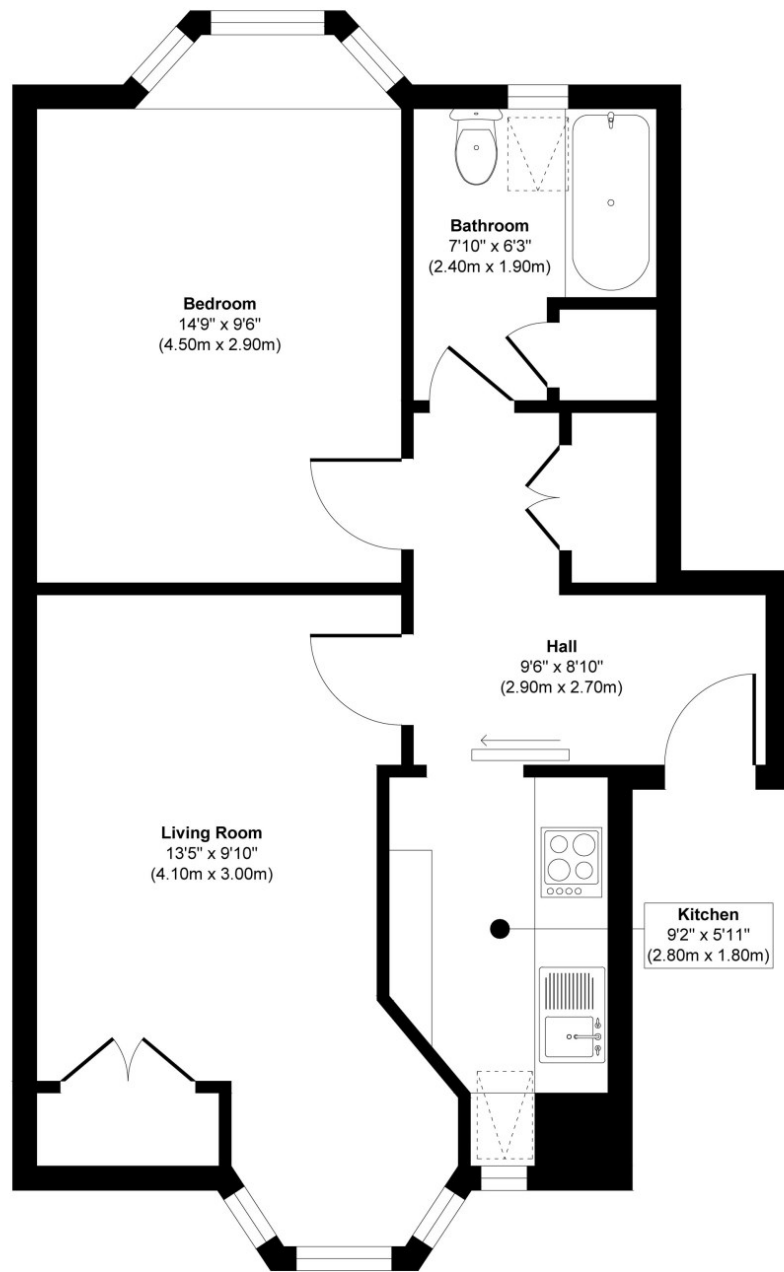
Viewing by appointment through Irving Geddes on 01764 653771.







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



Floor Plan
Approximate Floor Area
494 sq. ft
(45.90 sq. m)



Irving Geddes
W.S. • Solicitors • Estate Agents

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