

LOWER FLAT, ALPINE COTTAGE  
ACADEMY ROAD, CRIEFF, PH7 4AT

## LOWER FLAT ALPINE COTTAGE, ACADEMY ROAD, CRIEFF, PH7 4AT

Irving Geddes are pleased to offer for sale this sizeable traditional stone built three bedroom lower floor maisonette apartment, enjoying a central location in the highly sought-after market town of Crieff.

Accommodation comprising; Main door entrance into substantial LOUNGE with feature fireplace, fitted DINING KITCHEN with gas hob/electric oven , washing machine & door to shared garden area, FAMILY BATHROOM, TWO DOUBLE BEDROOMS. The upper floor comprises; DOUBLE BEDROOM with en-suite wet-room & built in cupboards.

This property is presented in move-in condition, but requires a degree of redecoration throughout. Warmed by gas central heating and double glazing.

**Energy Performance** Rated 'C'      **Council Tax** Rated 'A'

**Video Tour** <https://my.matterport.com/show/?m=iK6pjNSbcFH>

**Mains drainage, electricity and gas supply**

Exterior communal garden area to the rear, accessed from the dining kitchen which is laid with stone chippings.

Directions From the Irving Geddes office in Crieff, head east up towards James Square & take the first left into Academy Lane (beside The Diamond restaurant) and Alpine Cottage is located on the left.

Viewing Strictly by appointment through Irving Geddes W.S. on 01764 653771.



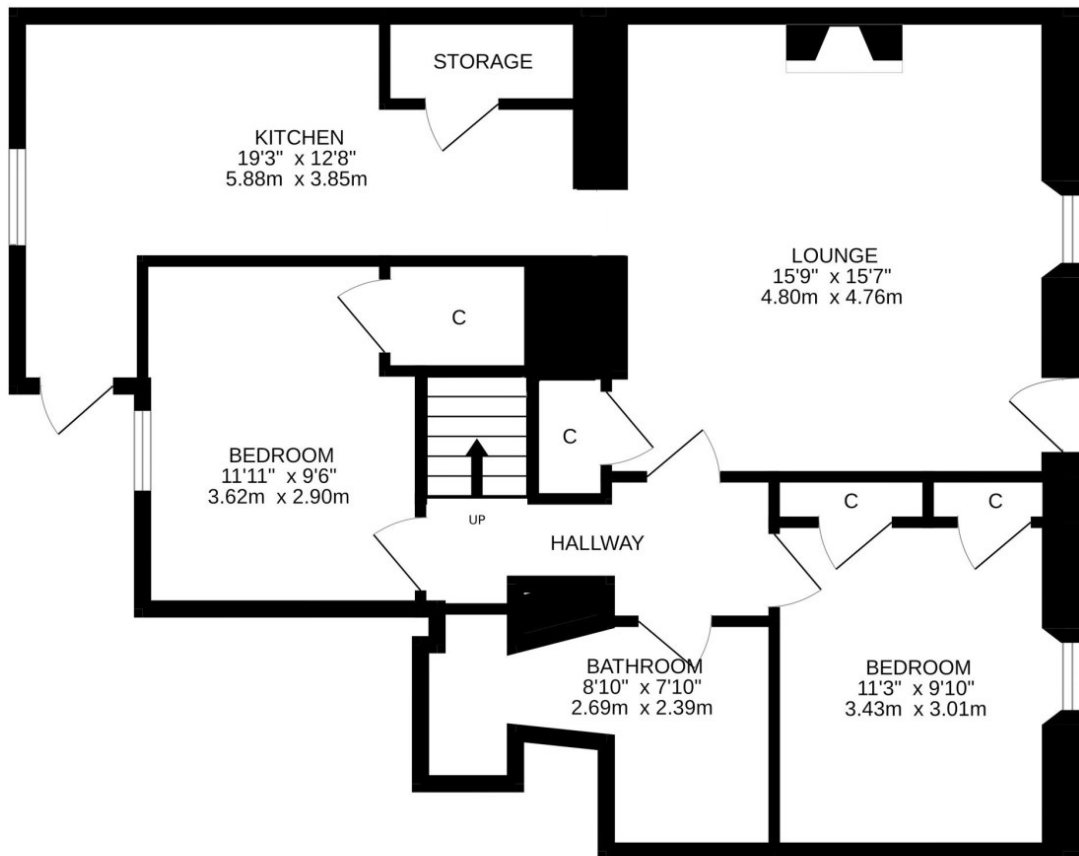




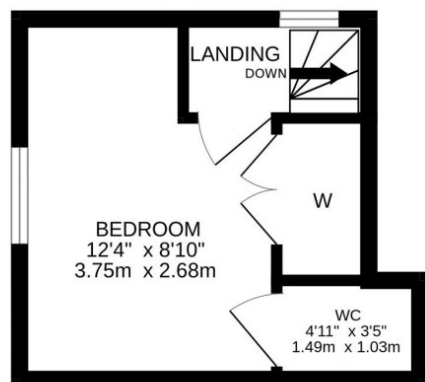




**GROUND**



**UPPER**



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.