



Flat 6 St Ninians Court,
Crieff PH7 4AS



A superb two bedroom apartment forming part of a charming 18th century kirk, thoughtfully converted into exclusive residential apartments

 2 Bed  2 Bath  1 Reception

This superb first floor, two bedroom apartment forms part of a charming 18th century kirk that was thoughtfully converted into exclusive residential apartments in 2007. Set on one level, it offers spacious light-filled accommodation and benefits from secure underground parking and a large balcony from which to take in far reaching views.

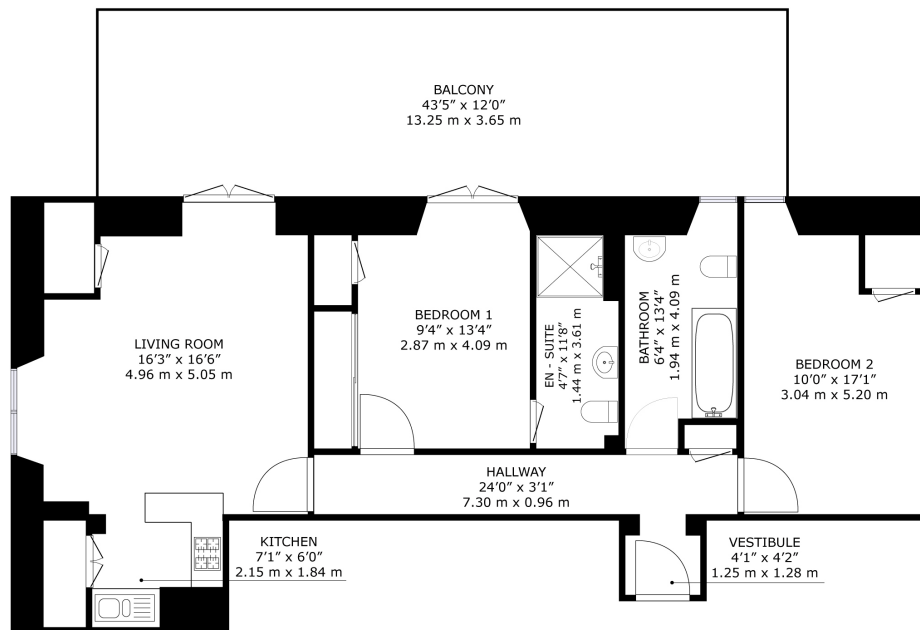
A long hallway gives access to the accommodation comprising a dual-aspect lounge with balcony access which is open to the kitchen creating a very sociable entertaining space. Integrated appliances include a gas hob, double oven and extractor and there's a free-standing fridge freezer and dishwasher also included in the sale. Just off the kitchen is a walk-in cupboard housing the central heating boiler and washing machine.

Both of the bedrooms are a good size with fitted wardrobes. The main bedroom benefits from an en suite shower as well as access to the balcony. A generous bathroom completes the accommodation and comprises a WC, wash hand basin and bath with shower over. There is an allocated space in the secure underground car park with remote control access and additional room for storage. A comprehensive range of garden furniture for the balcony is available by separate negotiation.

Features

- Hallway with storage cupboard
- Dual aspect lounge open to a modern kitchen
- Two double bedrooms with built in storage
- En suite to main bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Secure Entry
- Secure underground parking
- Large balcony with fantastic views
- EPC Rating B

Fixed Price £199,000



6 St Ninians Court, Heathcote Road, Crieff, PH7 4AS

GROSS INTERNAL AREA
TOTAL: 751 sq.ft, 69.8 m², EXCLUDED AREAS: BALCONY: 521 sq. ft, 48.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Crieff is a traditional Scottish market town set amidst Perthshire's stunning scenery. The attractive and bustling town centre supports a wide range of businesses offering the best of food and drink, clothing, gifts, crafts and arts. There is a great choice of cafes and restaurants for fine or casual dining. A popular destination for tourists, Crieff's attractions include the Visitor Centre and Glenturret Distillery. Local schooling is available at primary and secondary level and independent schooling is available at Morrison's Academy and Ardvreck.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.