



Flat A, Newstead Flats, Ancaster Road
Crieff PH7 4AL



Spacious and versatile lower-ground-floor apartment with its own main-door entrance and a substantial garden studio

 2 Bed  2 Bath  2 Reception

This spacious and versatile lower-ground-floor apartment has its own main-door entrance and a substantial garden studio. Forming part of a handsome converted period property, it occupies a sought-after residential location in Crieff.

The fitted kitchen opens into the dining room and lounge, which has a door leading to the garden. A rear hallway provides generous storage and access to the family bathroom and a spacious double bedroom with an en suite wet room with wash-hand basin. A front porch connects the second bedroom and provides further access to the garden.

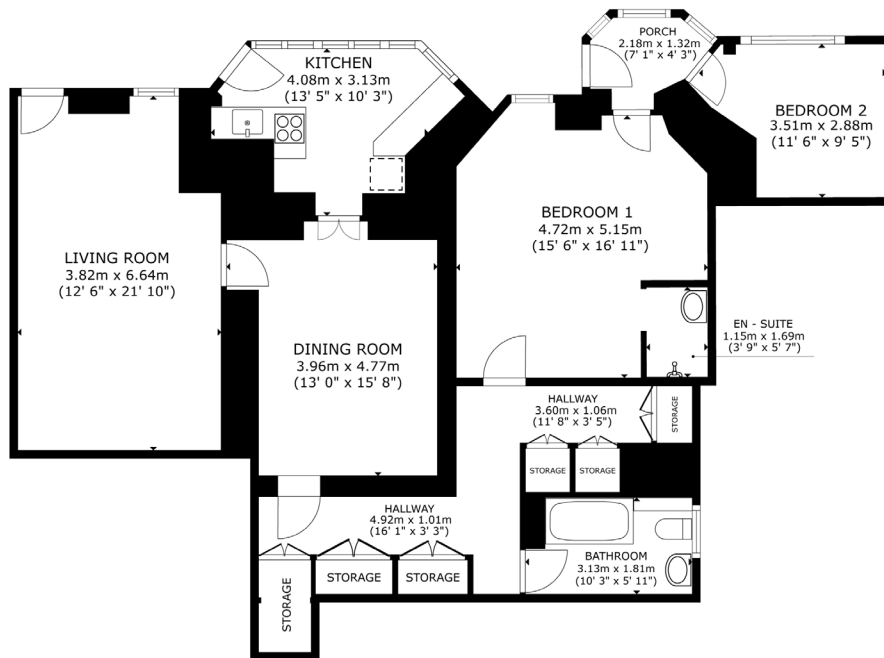
The brick-built studio stands near the entrance drive at the edge of the garden. Suitable for a variety of uses including ancillary accommodation, a home office, workshop or studio, it comprises a large lounge with a kitchen area, a shower room and a WC.

The private south-facing garden lies to the front of the property. It features a generous lawn, mature planting, paved patios, a timber shed and a private parking area. Full of character, this property enjoys an enviable setting within walking distance of the town centre, Crieff Hydro Hotel and Spa, and Morrison's Academy. This distinctive property is expected to be a welcome addition to the market.

Features

- Quiet, convenient setting
- Ground floor flat
- 2 spacious reception rooms
- Bright kitchen
- 2 bedrooms, 1 with en suite
- Well-appointed bathroom
- Private gardens, parking
- Brick built self-contained studio
- EPC Rating E

Offers Over £210,000



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GROSS INTERNAL AREA
FLOOR PLAN 124.3 m² (1,338 sq.ft.)
TOTAL : 124.3 m² (1,338 sq.ft.)
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:

☎ 01764 910555

✉ crieffproperty@lindsays.co.uk

🌐 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.