

5 ST. NINIAN'S COURT

HEATHCOATE ROAD, CRIEFF PH7 4AS



We are delighted to offer for sale this beautifully appointed luxury apartment, occupying part of a former 18th Century Kirk, within the sought after market town of Crieff. This second floor apartment is located on the edge of town & has fabulous southerly views to the Ochil Hills & west towards Comrie. Local amenities include shops, doctor & dental surgeries, private & public schooling and ample good quality restaurants.

The property was converted in 2007, with high-spec finishes combining contemporary & traditional design. This apartment is presented in immaculate condition & comprises: ENTRANCE HALL, LARGE LOUNGE, FULLY FITTED DINING KITCHEN (n/b: the kitchen has been upgraded since the photos were taken, with new worktops, tiling and integrated dishwasher) TWO DOUBLE BEDROOMS (both en-suite) and MAIN BATHROOM. Externally the property boasts a private patio area with super views to the surrounding countryside and is accessed through double glazed French doors from the lounge. The property is warmed by gas central heating & windows are double glazed. Allocated off street parking for one vehicle with adjacent unrestricted parking on the street. A most attractive and unique property likely to have broad appeal. Currently utilised as a permanent home but would equally make an ideal holiday or investment property

Lounge (15'4" x 15'6") Kitchen/Dining Area (19'8" x 8'7")

Bedroom One (15'4" x 12'5") with En-Suite Shower Room

Bedroom Two (15'1" x 11'6") with En-Suite Shower Room

Bathroom (8'4" x 8'0")

Energy Performance Rated 'B' Council Tax Band 'D'

Viewing strictly by appointment 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.







