



12 LEADENFLOWER PLACE
CRIEFF, PH7 3JD
OFFERS OVER £95,000



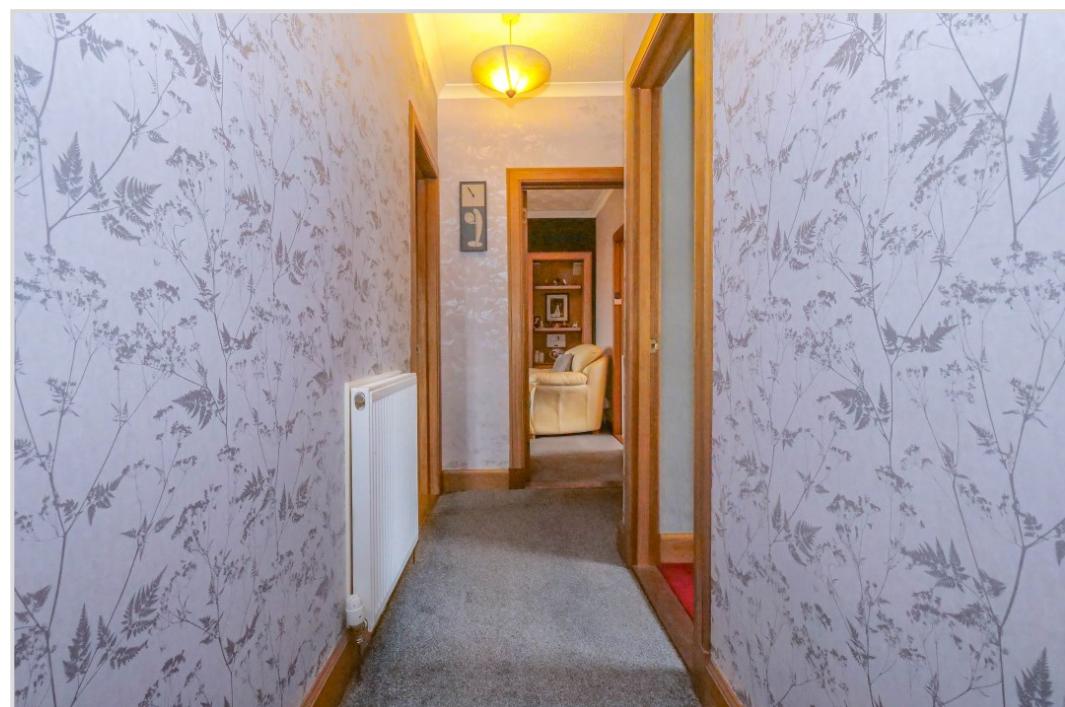
IrvingGeddes
W.S. • Solicitors • Estate Agents

12 LEADENFLOWER PLACE, CRIEFF, PH7 3JD

Irving Geddes are delighted to offer for sale this attractive and spacious first floor flat enjoying a central location within the popular market town of Crieff. The property shares access with only one other flat & benefits from gas central heating, quality double glazing, attractive wood burning stove. The flat is presented in immaculate condition and would suit a variety of purchasers. Accommodation on one level comprising; central HALL, spacious LOUNGE with great views, modern KITCHEN, 2 DOUBLE BEDROOMS, BATHROOM and part-floored attic space that with the necessary planning permissions could be converted.

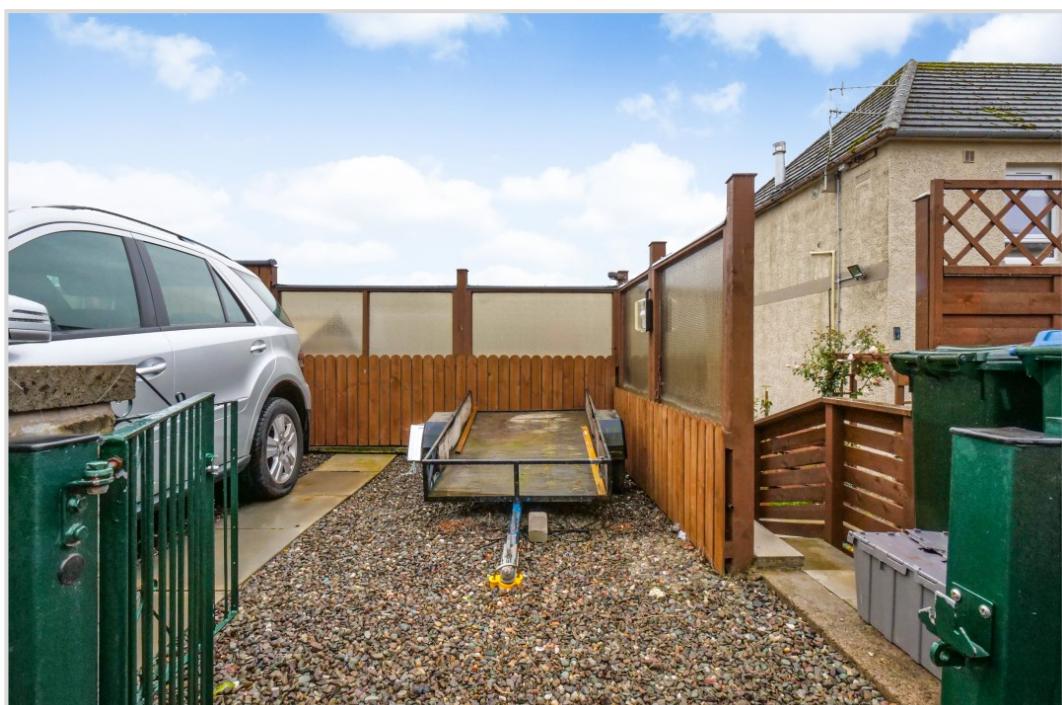
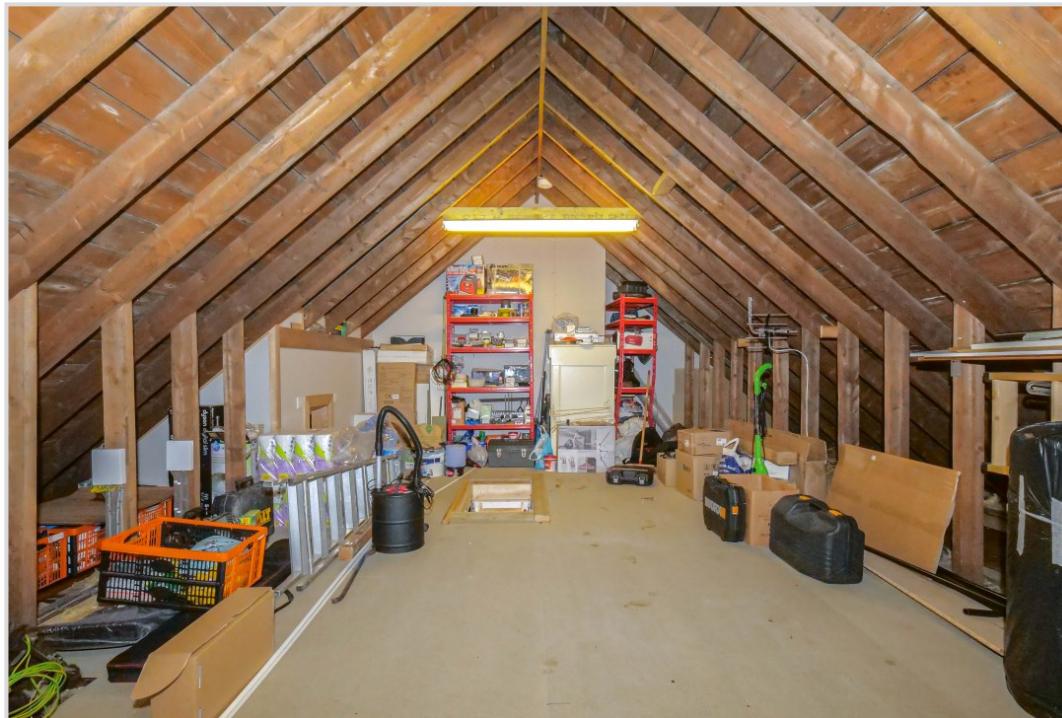
Externally; Two areas of private garden ground adjacent to the property, which are generally laid to grass, incorporating loose chippings, flower beds, concrete slab paths and retaining walls. A plastic shed and a timber shed are located within the garden. A parking area to the front is laid with loose chippings.







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.

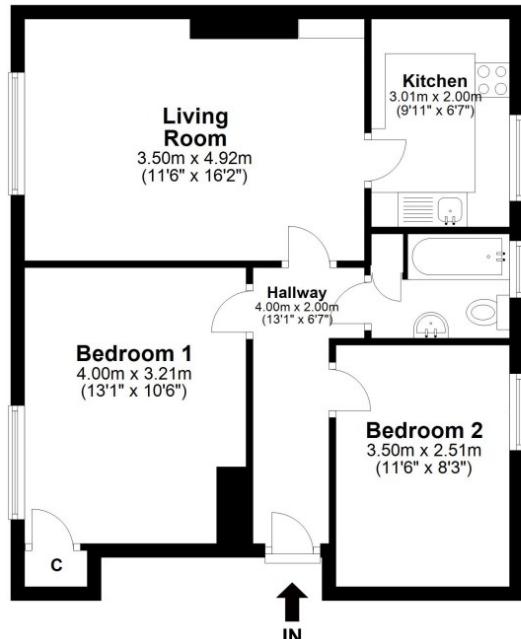




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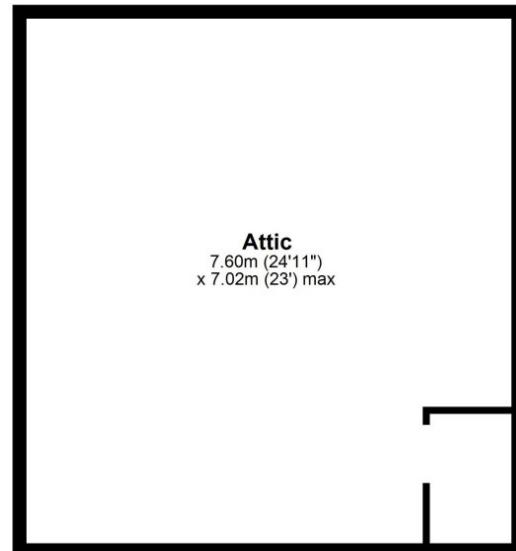
Ground Floor

Approx. 55.5 sq. metres (597.1 sq. feet)



First Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



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Total area: approx. 108.8 sq. metres (1171.2 sq. feet)

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25 West High Street, PH7 4AU
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Comrie
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