



1/1 ADDISON TERRACE  
CRIEFF, PH7 3AT

**IrvingGeddes**  
W.S. • Solicitors • Estate Agents



## FLAT 1, 1 ADDISON TERRACE, CRIEFF, PH7 3AT

A beautifully presented, 1 bedroom ground floor apartment centrally located in the ever popular Perthshire town of Crieff. Neutrally decorated and in move-in condition this well proportioned property benefits from double-glazing, gas-fired central heating, a private store within the stairwell, unrestricted parking and communal garden area.

The well-proportioned layout comprises LOUNGE/KITCHEN, DOUBLE BEDROOM with recessed storage, and SHOWER ROOM. To the rear of the communal hall there is a useful private under-stair storage area, a well-maintained communal lawn/drying green, and external store (requiring refurbishment). There is on-street unrestricted parking. The flat contents are available through separate negotiation.

An ideal first time buy or investment property enjoying a great location within ready access of local amenities. Likely to have broad appeal.

**Energy Performance** C Rating   **Council Tax** Band A

**Services** Mains water, electric, gas and drainage. Double glazed throughout.

**Viewing** Strictly by appointment through Irving Geddes.

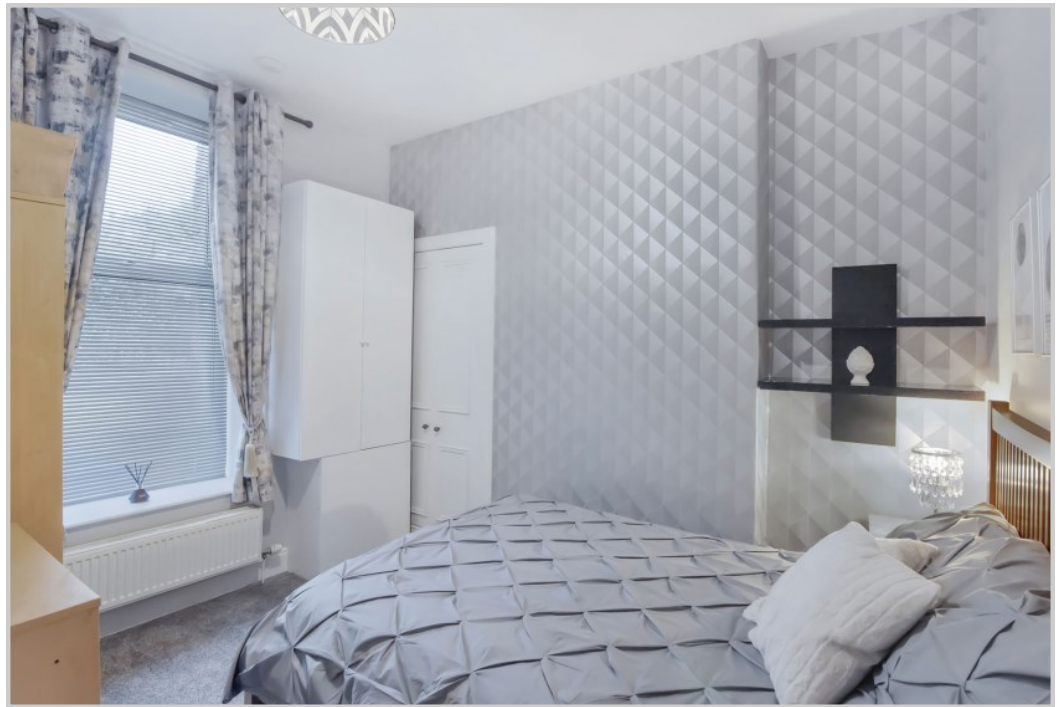
**Video Tour** <https://my.matterport.com/show/?m=kBMoeZ4sBCa>

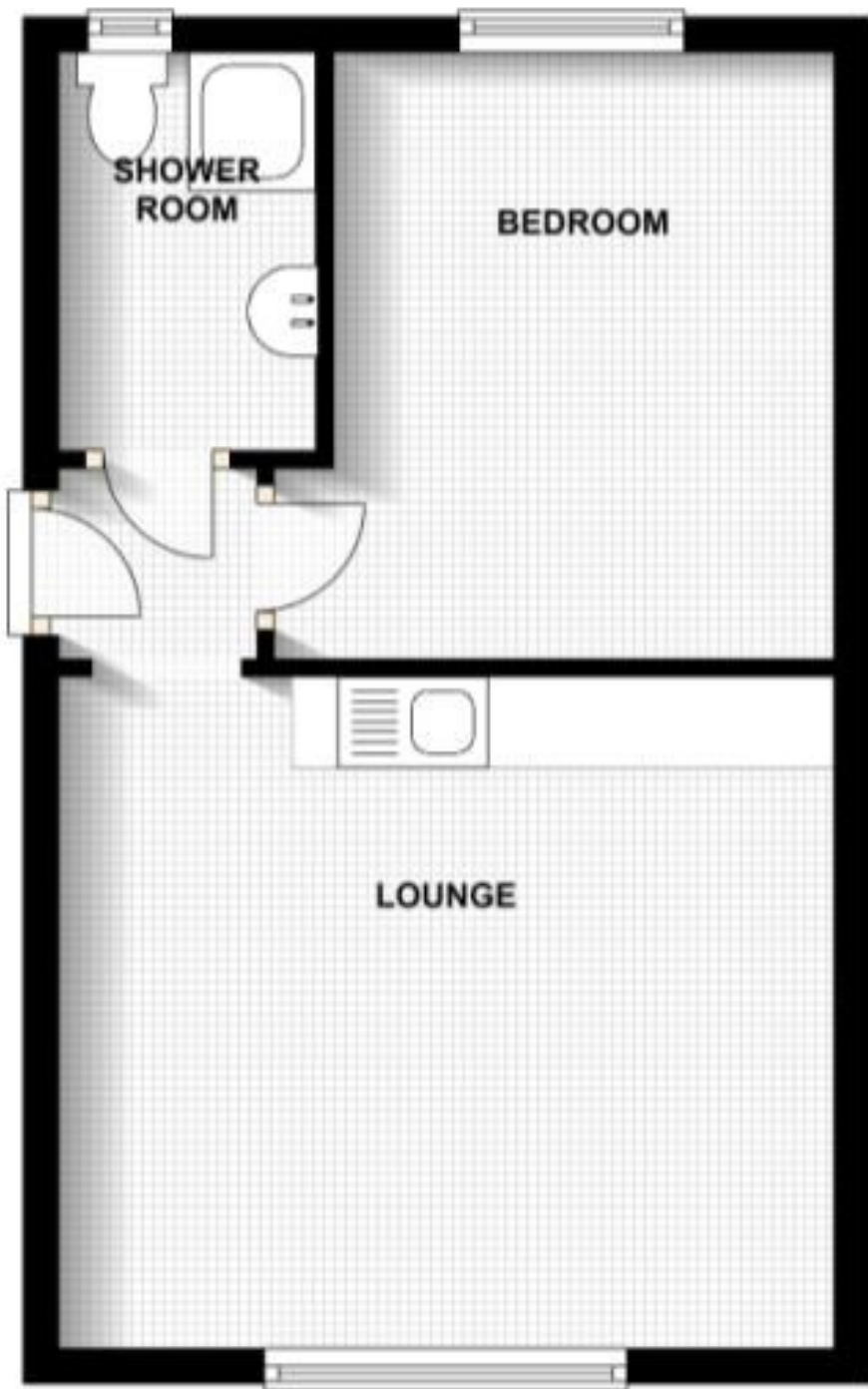


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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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