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Flat 1, Strathearn Tower
35 James Square

CRIEFF, PERTSHIRE, PH7 3EY

35 JAMES SQUARE

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The popular market town of Crieff is well known for its central location and spectacular surrounding countryside. Crieff town offers a wide range of restaurants, delicatessens, cafes, boutiques, supermarkets and many small independent outlets to enjoy. The surrounding countryside, with its picturesque views, also offers a wide range of outdoors activities including fishing, shooting, many popular walks for varying abilities and several highly rated golf courses. A wide choice of leisure facilities is also available, such as Crieff Hydro's acclaimed Victorian Spa, the hotel also offers access to a gym and various child friendly amenities.

The local community school and campus offers a variety of classes to suit all ages. Crieff has an excellent High School within the town. The outstanding Public school, Morrisons Academy, is located within walking distance. Services to be found include doctors' surgeries, dental practices and the Crieff Community Hospital.

With its central location, Crieff is well located for commuting to Perth, Stirling, Edinburgh and Glasgow.



FLAT 1, STRATHEARN TOWER

35 JAMES SQUARE, CRIEFF, PERTHSHIRE, PH7 3EY

Strathearn Tower lies on the western side of James Square, in the very heart of Crieff. Occupying a preferred second floor position within this handsome building, is this two bedroom flat offering a wealth of opportunity to add immediate value and is within a short stroll of all local amenities.

The property requires a level of re-decoration and upgrading, but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the flat to their own taste and style and add immediate value. Once completed, the property will offer well-proportioned room sizes - making this a super acquisition for either a first-time buyer, buy-to-let investor, a DIY enthusiast or those searching for a holiday let.

On entering this property, you walk into a vestibule and a welcoming hallway with a storage cupboard. The lounge offers a range of furniture configurations and tremendous views of the surrounding area can be enjoyed from here. The kitchen/breakfast room (open-plan from the hallway) includes a range of floor and wall mounted units, with a complementary worktop that extends into a useful breakfasting bar. It further benefits from an integrated oven and hob and has space for an upright fridge/freezer and a washing machine.

There are two, well-appointed, double bedrooms, both of which are flooded with natural light, have fitted mirrored wardrobes and offer floor space for additional free-standing furniture, if required. A family bathroom suite completes the accommodation.

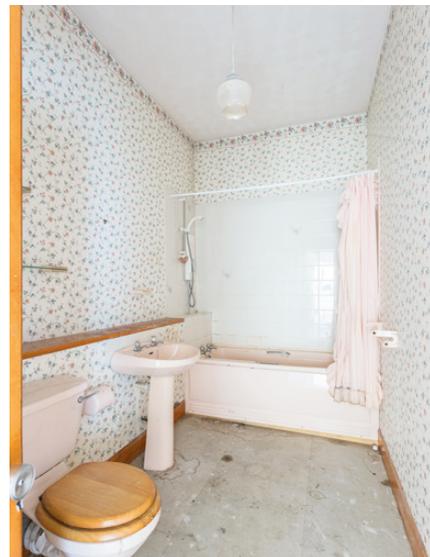
The flat also benefits from double glazing, electric heating and a secure entry door system for additional comfort and convenience. A residents elevator services the apartments.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. The property is sold as seen.





View from Master Bedroom



SPECIFICATIONS & DETAILS

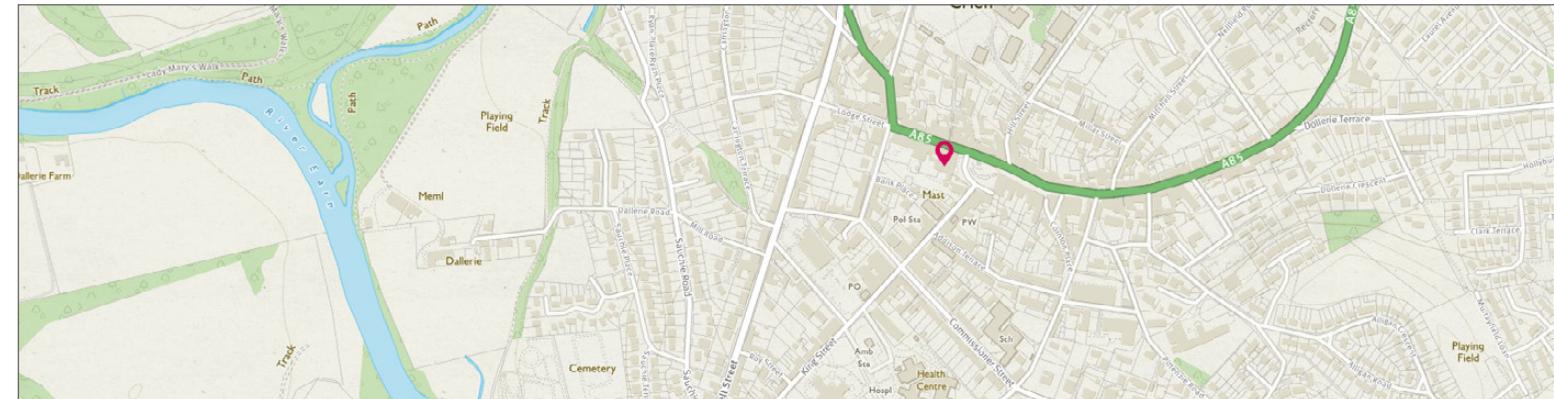
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	2.90m (9'6") x 2.70m (8'10")
Master Bedroom	5.20m (17'1") x 3.10m (10'2")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bathroom	3.60m (11'10") x 1.90m (6'3")

Gross internal floor area (m²): 78m² | EPC Rating: D






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