




McEwan Fraser Legal

Solicitors & Estate Agents

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23 Leadenflower Place

CRIEFF, PH7 3JD

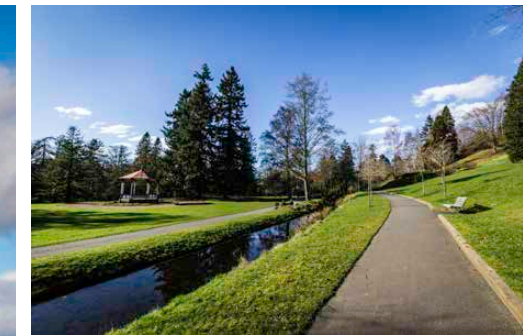
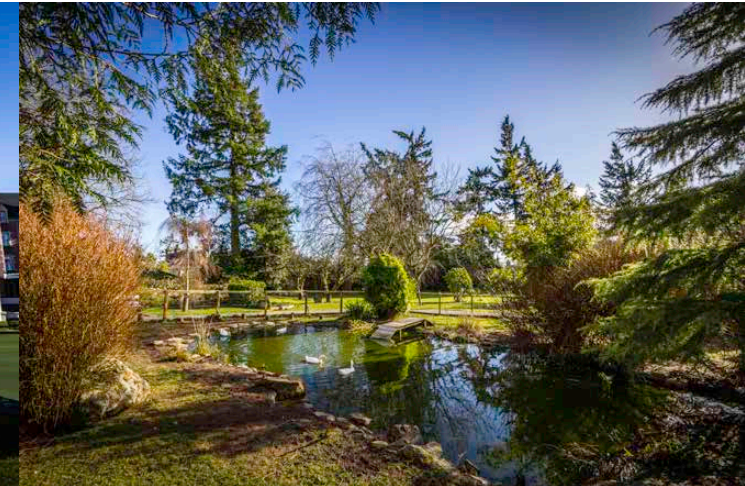
CRIEFF

PH7 3JD

Crieff is ideally situated at a gateway to the Highlands, just seven miles from the A9 and within commuting distance of Glasgow, Edinburgh, Stirling and Perth. The town itself has a wide range of retail outlets, a large medical centre, modern Cottage Hospital and dental practices.

The recreational facilities within the town include a new leisure centre with a swimming pool, gym and library, Crieff Golf Club and tennis courts. The Crieff Hydro Hotel offers members access to its swimming pools, equestrian centre, golf course, tennis courts and additional leisure facilities.

Perth City Centre is approximately 15 miles away giving access to the theatre, cinema, restaurants and leisure facilities. The motorway is minutes from the property giving easy access for the commuter.



23 LEADENFLOWER PLACE

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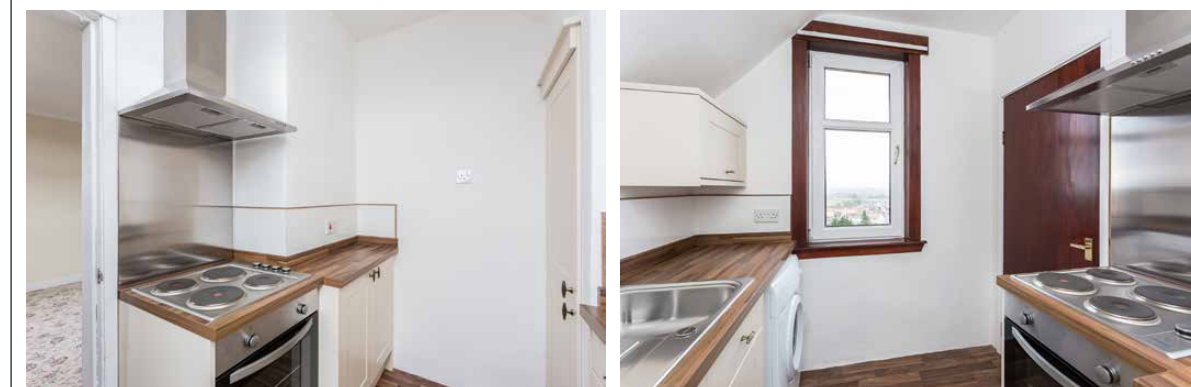
McEwan Fraser Legal is delighted to present this two bedroom upper cottage flat in the popular town of Crieff.

The property is in walk-in condition and has been meticulously maintained over the years.

The flat showcases excellent views of the hills and countryside, and is within walking distance of most amenities the Town offers. Inside, the property comprises of:

- Fully equipped kitchen; hob, oven and integrated fridge freezer, washing machine.
- Spacious living area with feature fireplace.
- Two bedrooms
- Shower room

In addition to this, the property includes a garden. This is a great opportunity to acquire a lovely flat in a fantastic location.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen	2.60m (8'6") x 2.20m (7'3")
Bedroom 1	3.10m (10'2") x 2.30m (7'7")
Bedroom 2	3.10m (10'2") x 2.30m (7'7")
Shower Room	1.80m (5'11") x 1.50m (4'11")

Gross internal floor area (m²): 48m² | EPC Rating: D

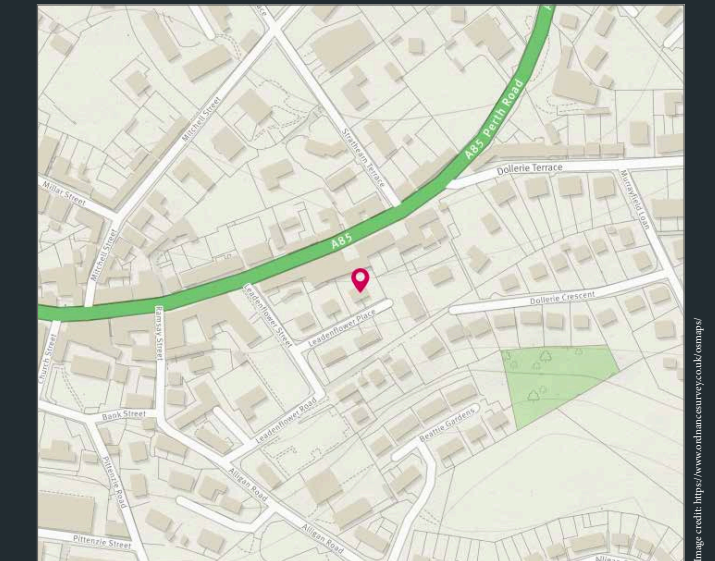


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**Part
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Text and description
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