

2 King Street Wynd

CRIEFF, PERTSHIRE, PH7 4DD



BRIGHT AND SPACIOUS, TWO BEDROOM,
UPPER FLAT IN CENTRAL CRIEFF



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McEwan Fraser Legal is delighted to present this 2-bedroom, upper flat in Crieff. Situated just off the High Street, this generously sized upper flat enjoys a central location with easy access to Crieff's shops, cafes, and local services. Accessed via stairs from the public car park behind the shops, the property benefits from ample parking, and residents can apply for a parking permit for added convenience.

Internally, the home is bright and welcoming, with interesting dual-aspect views, the front overlooks the vibrant daily activity of the High Street, while the rear offers an outlook across the town to the surrounding hills. The accommodation begins with a handy entrance vestibule leading into a spacious hallway. The generous lounge/diner features a deep recessed window ledge, perfect for adding cushions and creating a cosy reading nook or quiet spot to unwind.

The kitchen is well equipped, and the flat also offers two comfortable double bedrooms and a modern shower room. This home presents excellent value for money in a sought-after location, ideal for anyone looking to enjoy the amenities of Crieff within walking distance of their door.

Viewing is recommended to appreciate the light-filled interior, convenient setting, and central location.





Bedroom 1





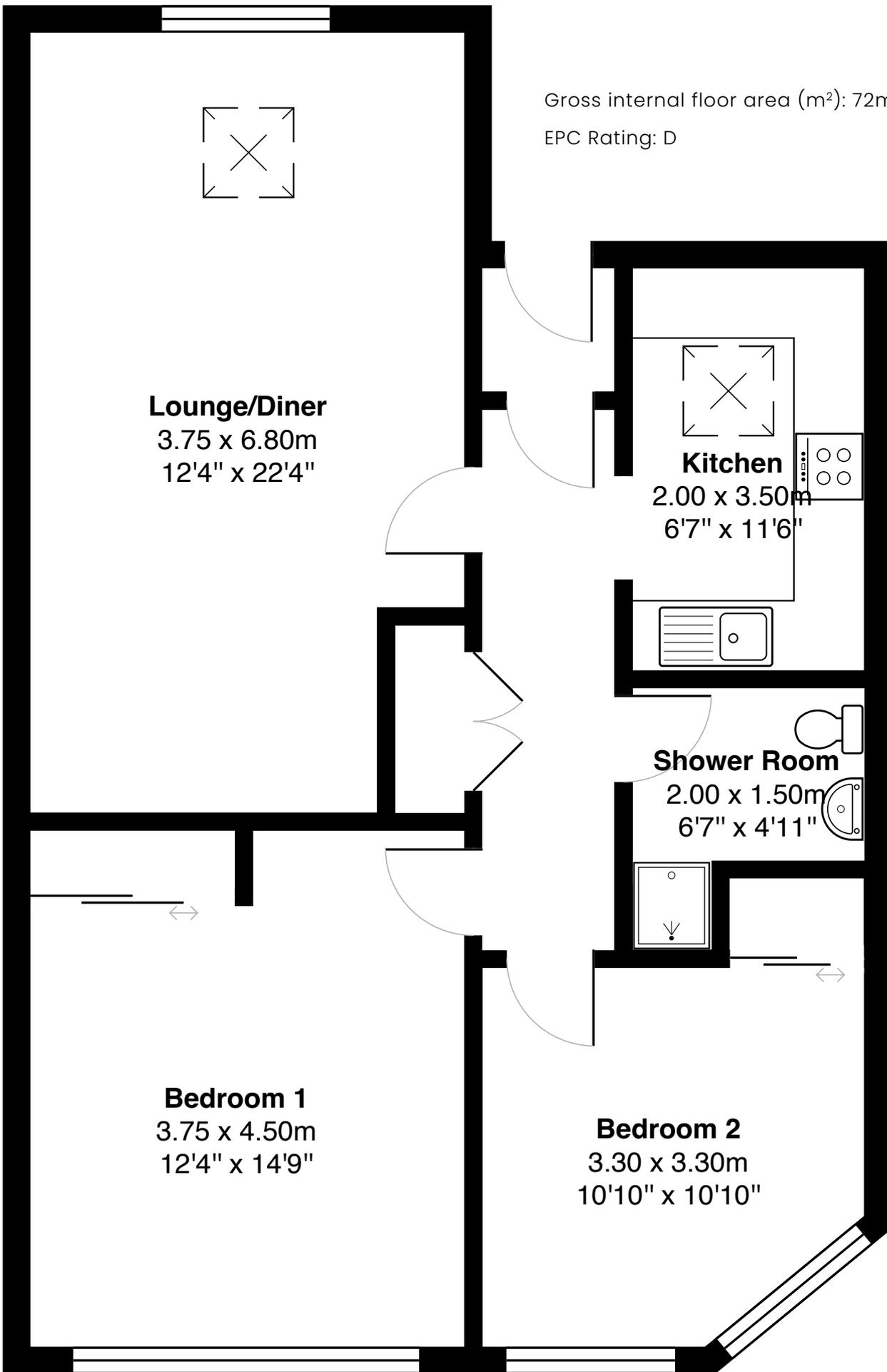
Bedroom 2





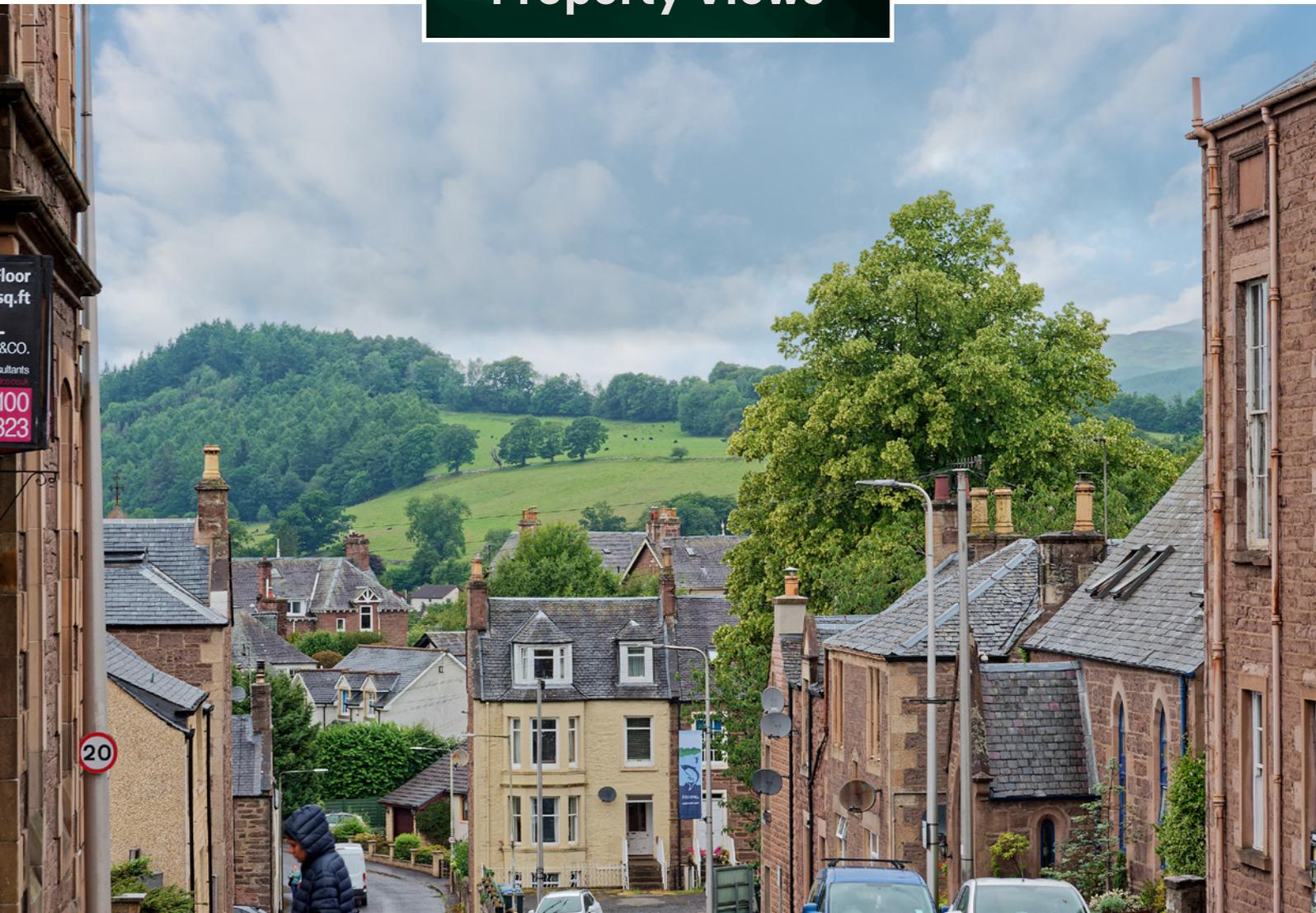
Gross internal floor area (m²): 72m²

EPC Rating: D





Property Views

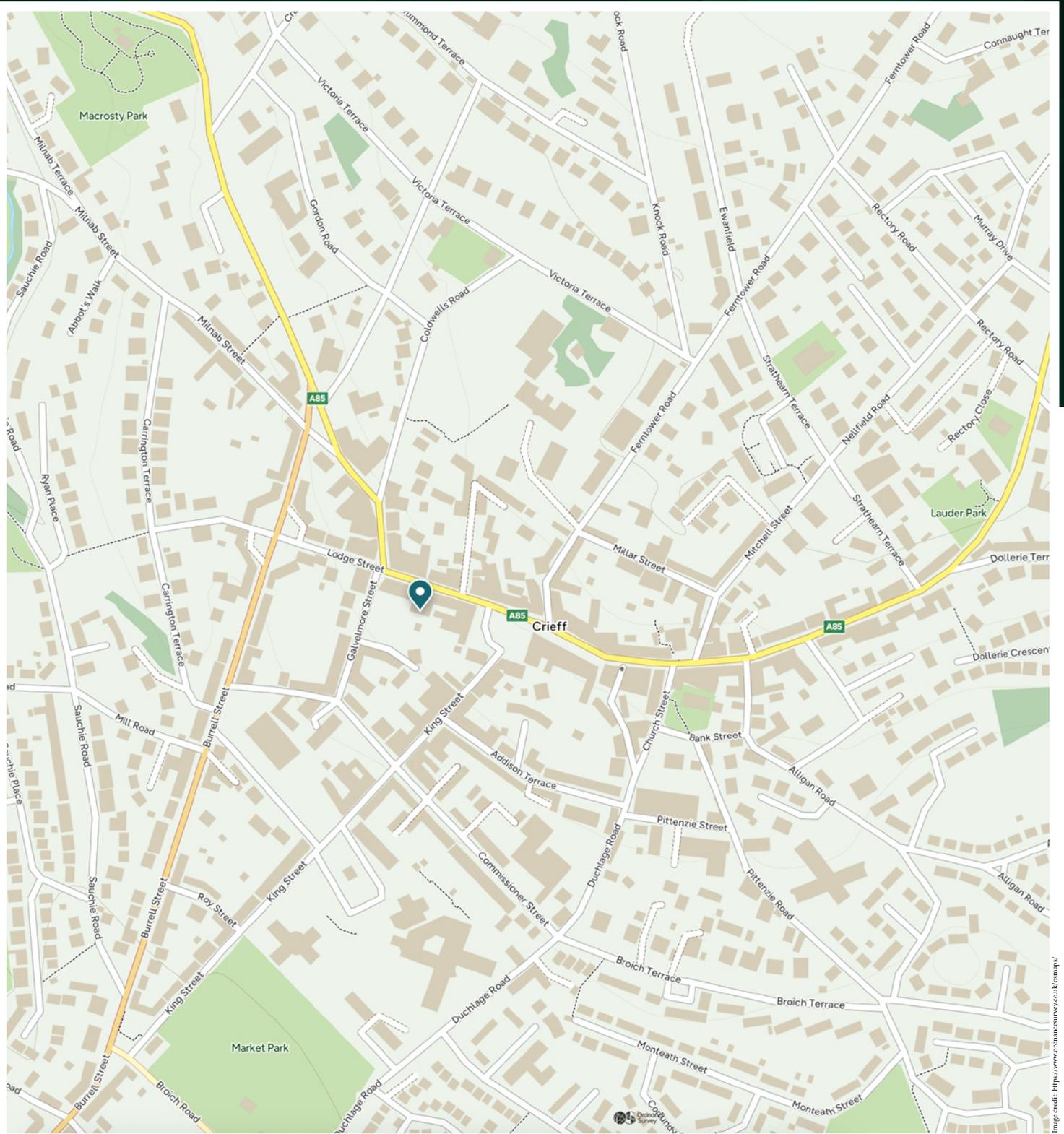




Set in the heart of Perthshire, the vibrant town of Crieff offers the perfect balance of countryside charm and modern convenience. Surrounded by stunning scenery, rolling hills, and open countryside, Crieff is a popular choice for families, professionals, and retirees alike.

The town is well served by a wide range of local amenities including independent shops, cafés, restaurants, a supermarket, medical centre, and leisure facilities. Crieff also boasts excellent primary and secondary schooling, including the reputable Morrison's Academy, a well-regarded independent school.

Outdoor enthusiasts are well catered for, with easy access to scenic walking routes, cycling trails, and nearby attractions such as The Famous Grouse Experience and Drummond Castle Gardens. Golf, fishing, and other outdoor pursuits are all within easy reach. Crieff is well connected, with regular bus services and road links to Perth, Stirling, and beyond. Perth city centre is approximately 18 miles away, providing access to mainline rail services and a wider range of shops, services, and cultural attractions. Crieff combines the appeal of rural living with excellent local amenities, making it a highly desirable place to call home.



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