

Flat 7, 41 Commissioner Street

CRIEFF, PERTSHIRE, PH7 3AY



*SPACIOUS, BRIGHT, AND WELL-
PRESENTED ONE-BEDROOM FLAT*



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McEwan Fraser Legal is delighted to present this well-presented one-bedroom flat, with the added benefit of a versatile attic room currently used as a hobby space, which offers bright and spacious accommodation in move-in condition. Set within a well-maintained building and enjoying lovely views towards the hills, the property combines comfort, style, and practicality.

Access is by external stairs and into a vestibule shared with one other flat. The lounge is generously proportioned and filled with natural light, creating a welcoming living area. The modern kitchen is well equipped with a good range of fitted units and space for dining or casual meals. The bathroom is fresh and functional, featuring a bath with a shower over and a glazed screen.

The bedroom is peaceful and well-sized, while the attic room provides additional flexible space, ideal for hobbies, home working, or extra storage.





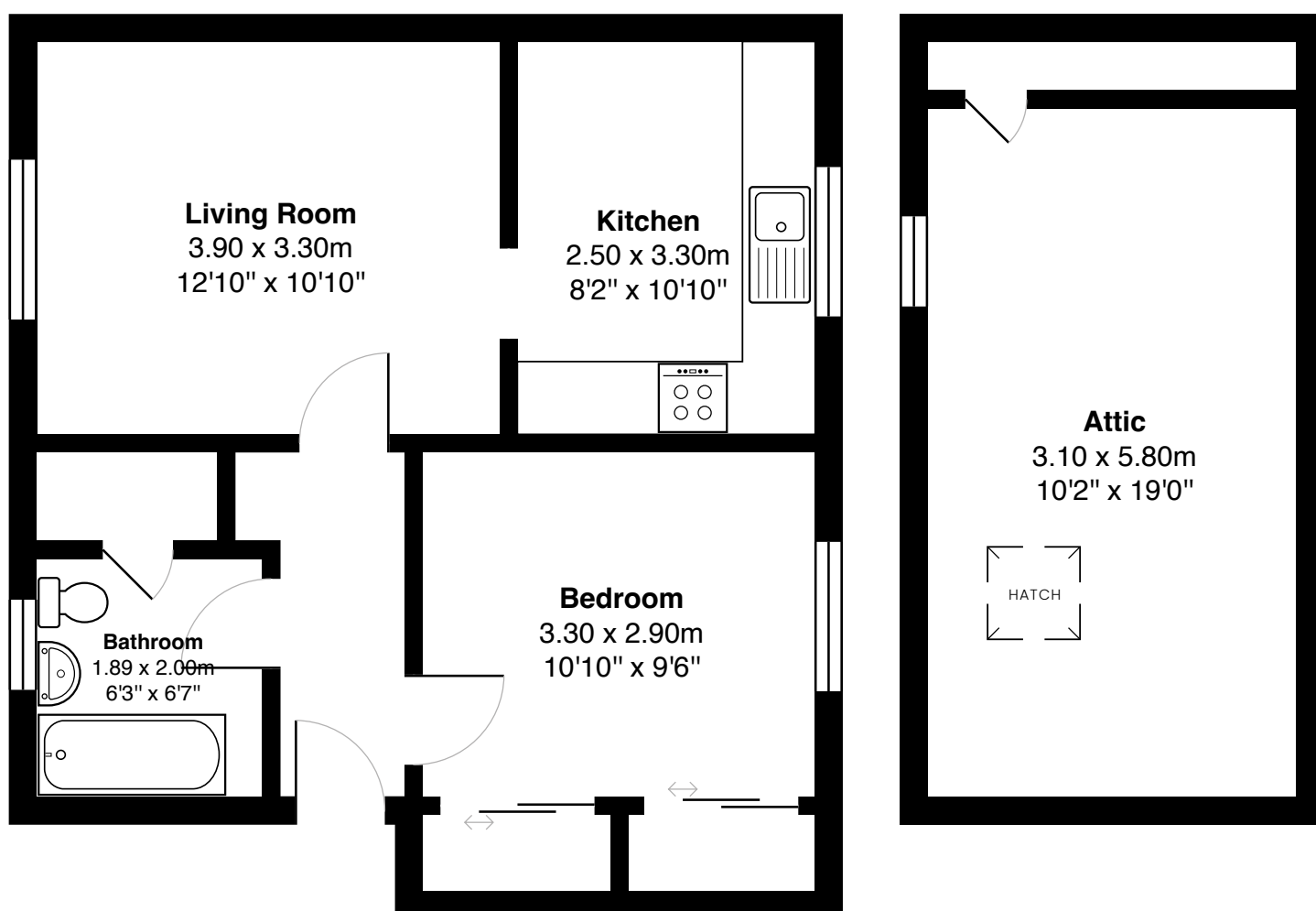


The Bedroom









Gross internal floor area (m²): 42m²

EPC Rating: D

The large communal garden offers a pleasant shared space to enjoy the outdoors, and the open outlook enhances the sense of tranquillity. Located in a convenient residential area with on-street parking, this charming flat is ideal for those seeking a home that is both easy to maintain and full of character. Early viewing is highly recommended.

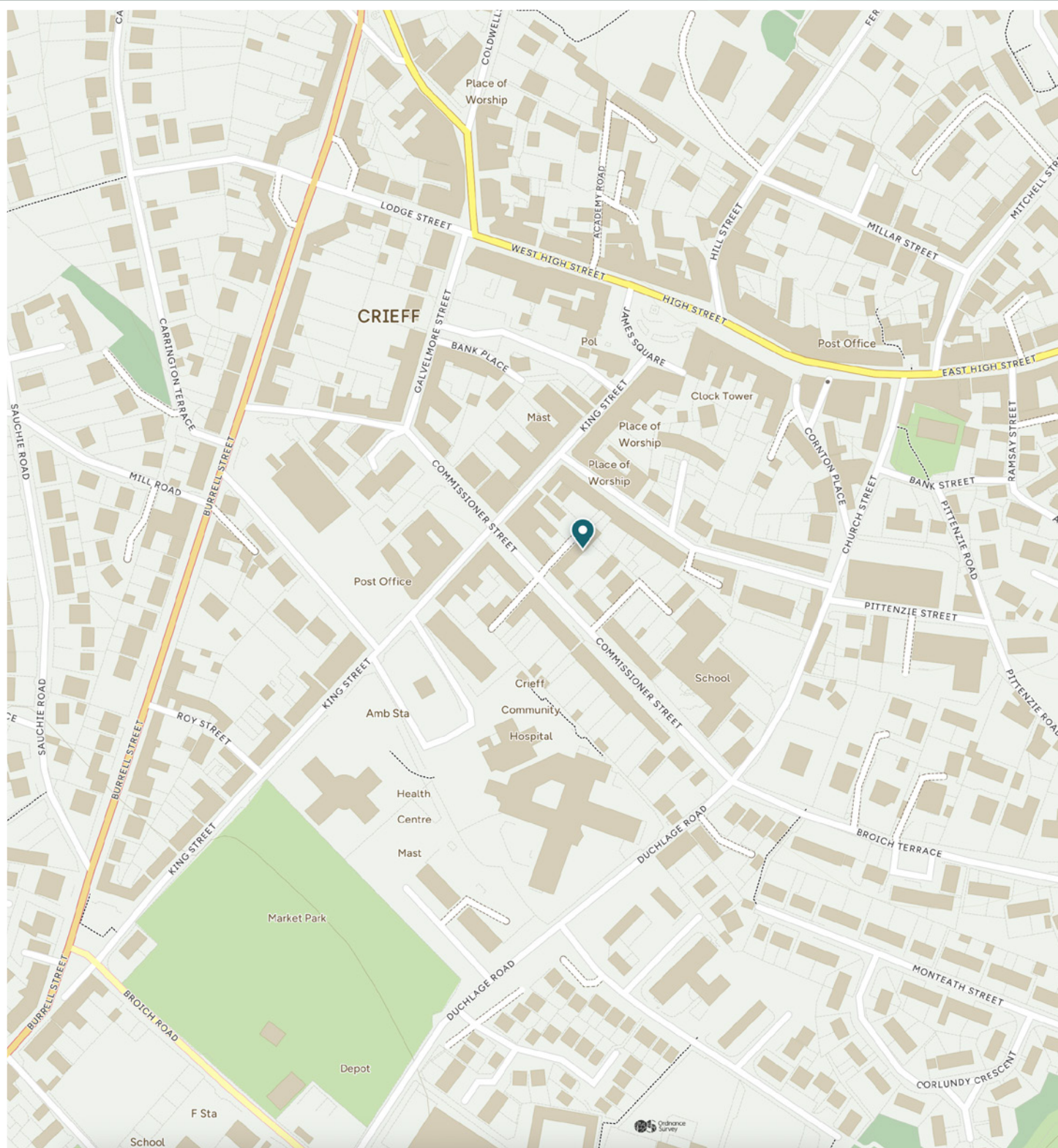




Crieff is a charming and historic market town nestled in the heart of Perthshire, offering a blend of traditional character and modern convenience. Surrounded by beautiful countryside, rolling hills, and scenic walking routes, it is a popular location for those seeking a peaceful lifestyle with easy access to outdoor pursuits. The town is well known for its warm community atmosphere, independent shops, and local produce, as well as attractions such as the Crieff Hydro Resort, which offers leisure and spa facilities.

Crieff provides a good range of amenities including supermarkets, cafés, restaurants, and well-regarded schools. There is a strong sense of heritage throughout the town, with its historic architecture and cultural sites adding to the appeal. Excellent road links connect Crieff to Perth, Stirling, and the central belt, making it a practical base for commuters while enjoying the benefits of countryside living. With its welcoming community, beautiful surroundings, and a strong sense of identity, Crieff is a highly desirable location for those looking to enjoy the best of rural and small-town life in Scotland.

The Location



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Exchange
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THE SUNDAY TIMES
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Photographer



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