



**The Upper Crust Apartment**  
61 King Street, Crieff, Perthshire PH7 3HB

MAVOR & COMPANY  
PROPERTY LETTING & ESTATE AGENCY

A delightful,  
19th century  
3-bedroomed  
Mid-Terraced  
Townhouse located  
adjacent to a 180  
year old family  
bakery.



#### **The Upper Crust Apartment**

**Mavor & Company** and **Sandra McRitchie** are pleased to introduce to the market this rarely available 3-bedroomed 19th century Mid-Terraced Townhouse centrally located in the Perthshire town of Crieff.

This three floored neutrally decorated townhouse property, in move in condition, comprises of two double bedrooms, a single bedroom/study, fully fitted dining kitchen, family bathroom, utility area, gas central heating, double glazing, large storage areas and coal effect gas fire in the charming lounge.

The main town of Strathearn, Crieff (Scottish Gaelic: *Craoibh*, meaning “tree”) lies on the southern edge of the Scottish Highlands. It has been a popular holiday resort since Victorian times and is the second largest town in Perthshire with a population of almost 6000. The town spills from the Knock, the wooded hill above, down to the River Earn and views across the Strathearn area.

The town has two 18-hole golf courses, a new community campus housing leisure and swimming facilities. Other amenities include, supermarkets, a range of local shops, hotels and restaurants, post office and access to many tourist attractions, walks and scenic Strathearn the gateway to the Highlands. Located adjacent to an 180yr old local family bakery, fresh baked bread is never far away!



A warm, welcoming property with a great deal of natural light.

**Entrance Hall (6' 4" x 7' 6")**

Entering from the main street via a hardwood door the ground floor Entrance Hall with tiled flooring comprises of small cupboard housing the utility meter, 3-light ceiling fitment, access to a large storage cupboard currently used as a utility area with plumbing for a washing machine and additional under stair storage cupboard. Stairs lead to the upper level.

**1st Floor Landing**

This bright Landing comprises a white UPVC double glazed overlooking the rear of the property, cream coloured carpeting, radiator and central ceiling light gives access to the lounge, dining kitchen and family bathroom. There is also a large storage cupboard with ceiling light. Stairs lead to the upper level.

**Lounge ( 17' x 12' 9")**

Entering via a 15-pane glazed door the Lounge comprises white UPVC double glazed window overlooking the front of the property with a white Venetian Blind and silver coloured curtain pole overlooking the front of the property. Cream coloured carpeting, radiator, coving, stripped wood skirtings, tiled fire surround with attractive coal effect gas fire, tiled hearth, central ceiling rose, recessed shelving with glass doors and cupboard below make for a charming room



Bedroom 1



#### **Bedroom 1/Study (9' 7" x 7' 8")**

This bright functional room comprises a white UPVC double glazed window overlooking the front of the property with a white Venetian Blind and silver coloured curtain pole. Cream coloured carpeting, 2 x spot lights to the ceiling.

#### **Dining Kitchen (16' 11" x 9' 4")**

Entering via a 15-pane glazed door, the bright room with dining area comprises a white UPVC double glazed window overlooking the front of the property with a white Venetian Blind, beech coloured laminate flooring, radiator, telephone point, recessed shelving with glass doors with cupboard below and central ceiling light. Large partially tiled fitted kitchen area comprises of cream coloured fitted cupboards with wood trim, cream coloured marble effect work tops, stainless steel sink with spigot tap, integrated (Matsui) dishwasher, 4-burner gas hob and electric oven (Homark) with fitted extractor canopy and a silver coloured 4 x spot overhead light fitting compliment this large room where all the family can cook and eat together.

A light, bright area where all the family can enjoy dining together.





**Master Bedroom (12' 3" x 16')**

This large bright room benefits from dual aspect white UPVC double glazed windows with white Venetian blinds to both windows and silver coloured curtain poles. One window overlooks the front the property and the other the rear recessed window has views to the hills beyond. Cream coloured carpeting, a 3 x light ceiling fitment and radiator complete the room.



Bedroom 2 – double/twin



Bedroom 2 – double/twin

#### **Top Floor Landing**

With a white UPVC double glazed window on the stairwell and also a 'Velux' window this landing is flooded with light. Cream coloured carpeting adds to the bright area which gives access to the two double bedrooms and Family Bathroom. A large storage cupboard with ceiling light on this level, houses the gas boiler.

#### **Bedroom 2 (9' 6" x 17' 3")**

This large bright double bedroom benefits from dual aspect windows, one UPVC double glazed window with white Venetian blind and silver coloured pole overlooks the front the property and the other 'Velux' window adds to the light in the room. The cream coloured carpeting, radiator and 3 x spot central ceiling light fitment completes the room.



### **Family Bathroom (9' 10" x 6' 2")**

The partially tiled room has a New England feel to it with white painted wooden cladding to the walls, blue vinyl flooring. A white suite comprising toilet bowl, sink with pedestal and bath with over bath electric shower (Triton Bermuda), shower rail with curtain, radiator, silver coloured heated towel rail, wall fitted extending shaving mirror, silver coloured toilet roll holder, mirror tile above the sink 2 x recessed spotlights and mirrored wall cabinet compliment the room.

### **Viewing**

Arrange an appointment with Sandra McRitchie direct on 07984 388300 or with Mavor & Company on 01738 582186.

### **Offers**

All offers should be submitted to:

### **Mavor & Company**

Unit C, The Daks Building  
Polbeth Industrial Estate  
West Calder EH55 8JT

Tel: 01506 870204

Fax: 01506 872042

### **Interest**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

### **Thinking of selling**

To arrange your **free market valuation**, simply call Sandra McRitchie on **07984 38300 or 01738 582186 today.**

### **Property Misdescription Act Information**

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

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