

22 Park Manor, Crieff





2 Beds | 2 Baths | 111m²

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A stunning, 2 bedroom first floor apartment, which has been modernised and upgraded throughout to an exacting standard. Park Manor is a rarely available and extremely sought after residential area in an idyllic setting overlooking Macrosty Park. This is a quiet and peaceful location yet convenient for all local amenities.

Externally there are attractive communal garden grounds with direct access to Macrosty Park. There is ample private residents and visitors parking provision. There is also a good sized private garage which has power and light installed.

Internally the well-proportioned living accommodation comprises of entrance vestibule, reception hall with storage/cloaks cupboard off, stylish and substantial open plan lounge/diner which gives access to a balcony overlooking the park, a beautiful, fitted kitchen with quartz worktops and Alusplash splashbacks, utility room, principle bedroom with en-suite shower room, second double bedroom and bathroom. All rooms are impeccably presented with fresh neutral décor, complimented by quality fitted floor coverings. Specification is to an exceptionally high standard including quality new kitchen, bathroom and en-suite fittings, hardwood flooring, oak doors, warmth is provided by an electric heating system (underfloor heating in bathroom and en-suite) and double glazing is installed. Please note that the property is available as is, fully furnished.

There is a management fee of £2240 per annum (paid in 2 instalments) which covers building insurance, communal lighting and grounds and lift maintenance.







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