

Simple Approach



**3 Ruberslaw House Bank Street, Crieff
PH7 3JQ**

Offers over £94,950

Set within the charming town of Crieff, Ruberslaw House is ideally placed to take advantage of all the excellent local amenities found just minutes away. This well appointed, ground floor property comes to the market in good move in condition and offers spacious accommodation throughout. Set across one accessible floor, the property comprises; an entrance hallway, an open plan kitchen / lounge, two generous bedrooms and a fresh white bathroom with shower over bath facility. This well presented flat lies within a stunning Georgian building and so boasts beautiful retaining features such as high ceilings, bay windows with seating areas in the bedrooms and ornate cornicing throughout, whilst also offering the more modern, sought-after features such as gas central heating and double glazed windows. Due to its size and location Ruberslaw House lends itself to a wide range of buyers, particularly to first time buyers or buy-to-let investors looking for a well-situated home in move-in condition throughout, which only viewing will confirm.

Lounge / Kitchen

17'11" x 17'5" (5.48 x 5.31)

Master Bedroom

11'9" x 10'0" (3.60 x 3.06)

Bedroom Two

9'9" x 8'0" (2.99 x 2.46)

Bathroom

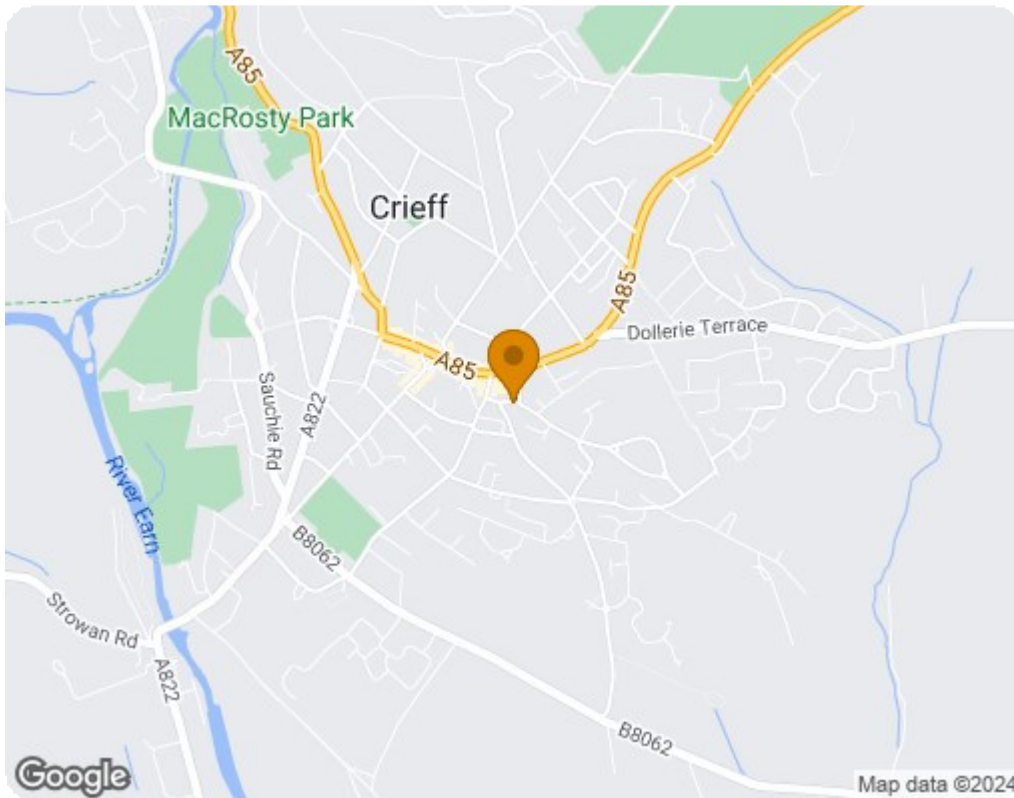
5'2" x 4'7" (1.59 x 1.40)





- Ground Floor Flat
- Gas Central Heating & Double Glazing
- Two Generous Bedrooms
- Open Plan Kitchen / Lounge
- Highly Sought After Crieff Location
- Residential Parking





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	68	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC