

5 ANGUS CRESCENT, CRIEFF, PH7 4LF



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Irving Geddes are delighted to offer for sale this spacious two bedroom semi detached bungalow located in a sought after residential area in the ever popular Market Town of Crieff. The accommodation comprises an HALL, LOUNGE with DINING area, fitted galley KITCHEN, UTILITY ROOM with door leading to rear garden, CONSERVATORY with doors to front & rear, MASTER BEDROOM with EN-SUITE SHOWER, further BEDROOM and recently installed BATHROOM with shower over. The property is warmed by gas central heating & double glazed throughout. The décor is recent and presented in true move-in condition.

The front garden is laid to lawn with mature shrubs and bright flower beds. A chipped/paved pathway offering ample off-street parking leading to a detached single garage with power and light. The rear is bordered with mature hedging and timber fencing and benefits from a large decked patio and additional area of stone chippings with mature planting. & timber shed.

A property enjoying a sought after location, within walking distance of the many town amenities. Likely to have broad appeal, early viewing is advised.

**Directions** Heading out of Crieff towards Comrie, pass the park on the left. At the Glenturret Distillery cross roads turn left into Turretbank Road & continue until the third road on the right (Laggan Road), turn right here and continue around a sharp left hand bend and left into Angus Crescent. No.5 is located a short distance on the left.

**Viewing** Strictly by appointment through Irving Geddes W.S. on 01764 653771/670325.

**Energy Performance** Rated 'C'      **Council Tax** Band 'D'

**3D Tour** <https://my.matterport.com/show/?m=1wiYuX8cs5R>

**Irving Geddes**  
W.S. • Solicitors • Estate Agents









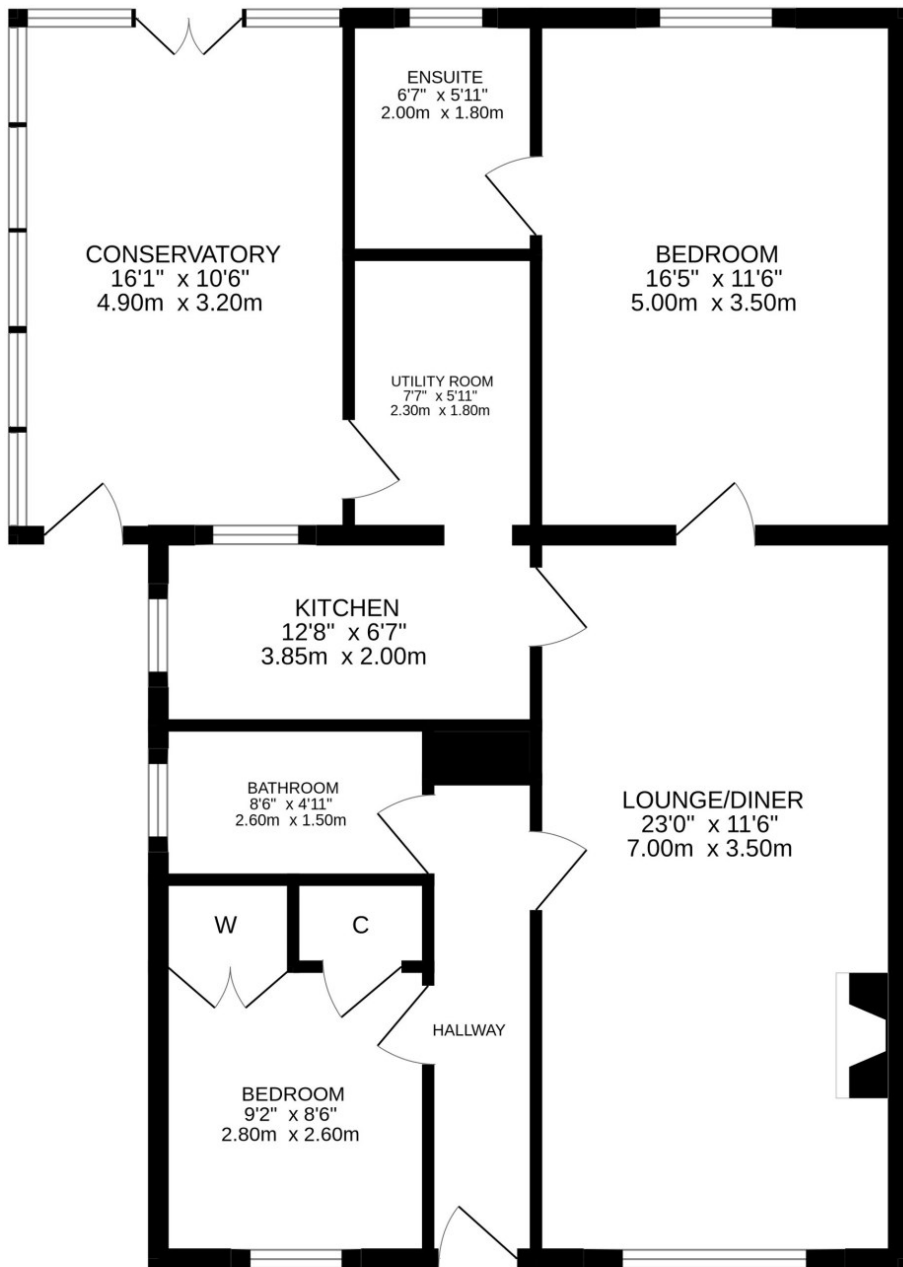






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





**Thinking of selling?**  
 Call us now for a free valuation for your own property.

**Crieff**  
 25 West High Street, PH7 4AU  
 Tel: 01764 653771

**Comrie**  
 1 Drummond Street, PH6 2DW  
 Tel: 01764 670325

**Aberfeldy**  
 6 The Square, PH15 2DD  
 Tel: 01887 822722