



46 DOLLERIE TERRACE
CRIEFF, PERTSHIRE, PH7 3EG

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

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Irving Geddes are delighted to offer for sale this deceptively spacious extended two bedroom detached bungalow located within a most popular residential area of the sought-after Perthshire market town of Crieff. The thoughtfully designed and well proportioned layout comprises; **VESTIBULE, HALLWAY, two double BEDROOMS, BATHROOM, SHOWER ROOM & BOOT ROOM/UTILITY area, REAR PORCH** (underfloor heating), **large 'sunken' LOUNGE** with log burner, underfloor heating, 2 velux sky-lights, sliding doors to the front and side, offering beautiful bright south facing views over the rear garden, fully fitted **BREAKFASTING KITCHEN** with balustrade overlooking the lounge area. It should also be noted that there is a large loft space, offering further scope for creating an additional bedroom (subject to the necessary planning permissions).

Externally, To the front and side of the property is a gravelled area, entered via gated access and provides ample parking for several vehicles. The garden to the rear offers a high degree of privacy and consists of a large area of lawn, mature fruit trees & shrubs, along with colourful and well stocked flower beds. A generous patio area sits directly outside the lounge & offers space for al-fresco dining or simply relaxing after a long day. The property is warmed by gas central heating & double glazed throughout, with the added benefit of under floor heating in the lounge and rear boot hall. Rare to the market and likely to have broad appeal, early viewing is advised.

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

Video Tour <https://my.matterport.com/show/?m=y6dgPXQyteW>

Viewing Strictly by appointment through Irving Geddes - 01764 653771.

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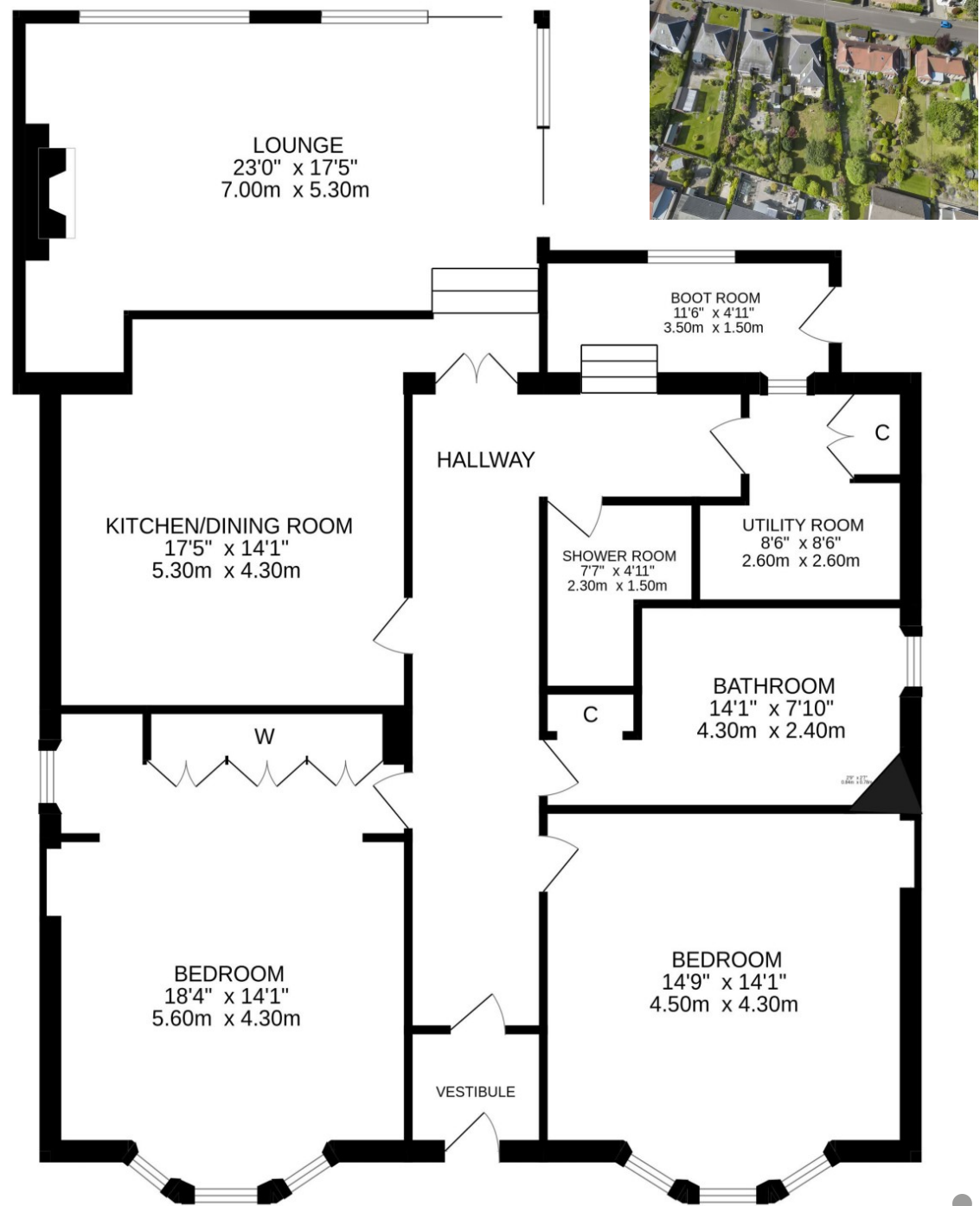












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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