

LAVERLOCK

48 DOLLERIE TERRACE, CRIEFF, PH7 3EG



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Irving Geddes are delighted to offer for sale this spacious two bedroom semi-detached bungalow with private garden, garage and parking. Recently refurbished and offered in true move-in condition, within easy reach of the centre of the sought after Perthshire town of Crieff.

Set over 1 floor, the layout comprises; PORCH, HALLWAY with hatch to sizeable attic space, large LOUNGE with wood-burner, recessed shelving & French doors to decked patio, newly fitted BREAKFASTING KITCHEN, 2 DOUBLE BEDROOMS (the master notable in size) & contemporary SHOWER ROOM. As part of the refurbishment the internal outer walls were stripped back & Kingspan insulation added, creating an extra level of heat efficiency.

The property enjoys private off-street parking, separate single garage with sheltered access from the kitchen, and a large rear garden. A sizeable decked patio adjoins the rear enjoying an attractive south-facing aspect over a large area of lawn. There is a gravel path and a new timber fence fully enclosing the rear.

Laverlock may lend itself to a reconfiguration of the current layout, subject to obtaining the necessary permissions, e.g. an en-suite provision and/or an attic conversion, as evidenced by neighbouring property.

A most attractive home and one likely to have broad appeal.

**Energy Performance** 'D' Rating      **Council Tax** Band 'D'

**Services** Mains water, gas, electric and drainage.

**Video** <https://my.matterport.com/show/?m=MprEh4uPTS3>

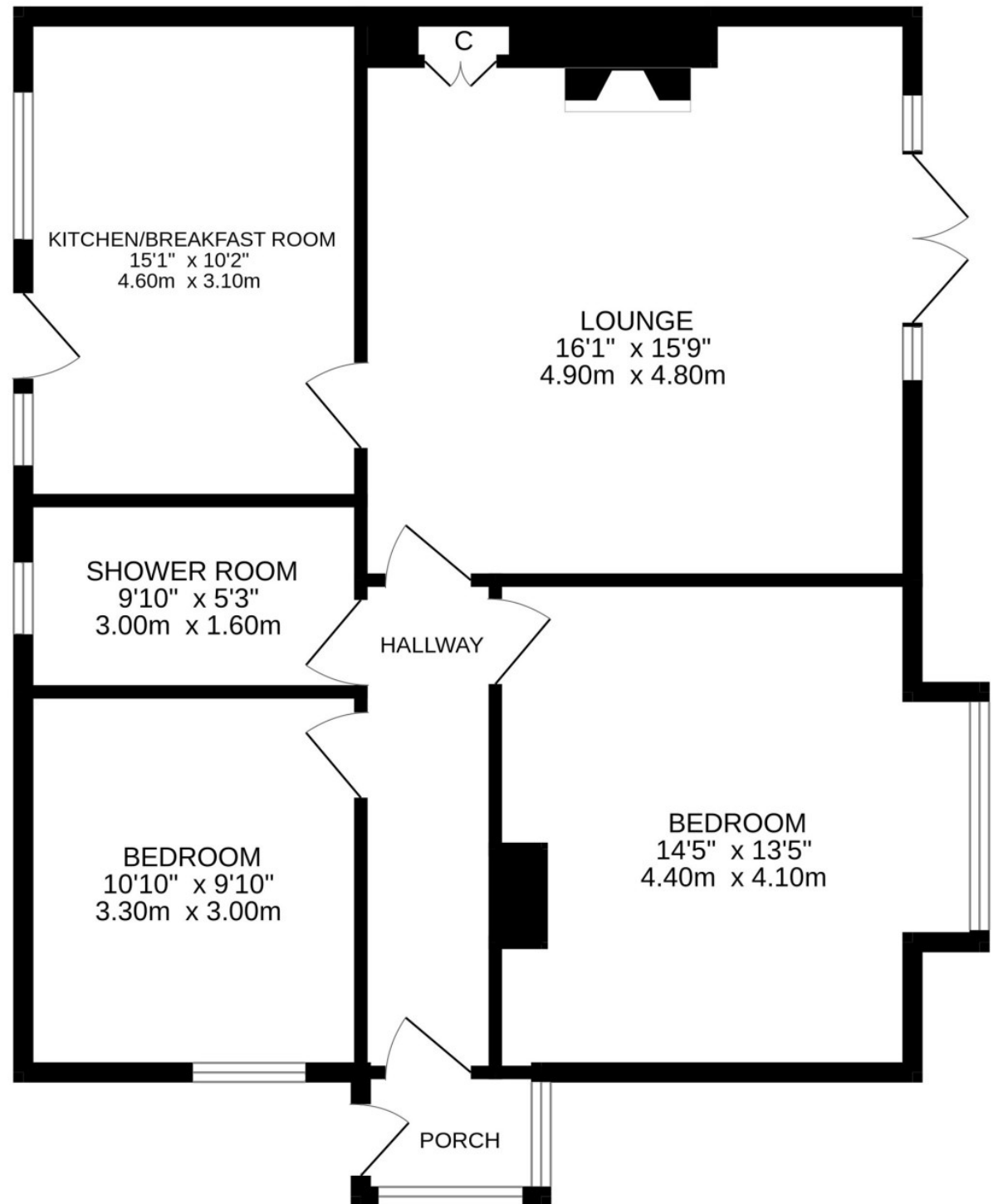
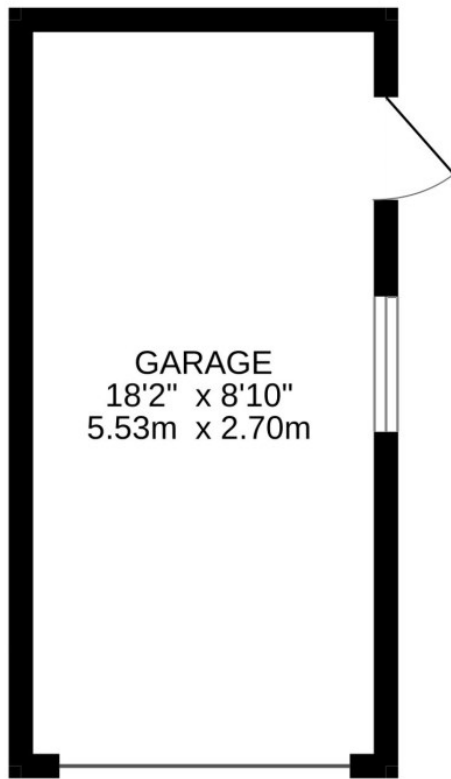
**Viewing** Strictly by appointment through Irving Geddes.











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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