

34 TURLEUM ROAD,
CRIEFF, PH7 3QF



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Irving Geddes are delighted to bring this 3 Bedroom detached bungalow to the market. Situated in a sought after residential area of Crieff and close to all local amenities. The property is presented in true move-in condition and comprises; Entrance Hallway, Lounge, fully fitted Kitchen, newly decorated Bathroom, 2 Double Bedrooms & 1 Single Bedroom. The property is warmed by Gas central heating (new boiler installed 2023) and fully double glazed throughout.

Externally there is a chipped and paved driveway to the front/side leading to the single garage with power/light. The gardens are mainly laid to lawn. To the rear is a partially enclosed garden which is again laid to lawn and bordered by timber fencing.

Crieff has been a tourist destination for many years and attracts many visitors to take advantage of its scenic setting and the many outdoor pursuits available including golf, walking, fishing and nearby Loch Earn for water sports. The town centre has a variety of local shops, restaurants, cafes, and visitor attractions such as the Glenturret Distillery and Crieff visitor centre. There are primary and secondary schools nearby including the well known Morrison's Academy and Ardvreck School. There is also a community hospital and medical centre close-by. Just a few miles away is the A9 trunk road providing easy access to the North and South of central Scotland.

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

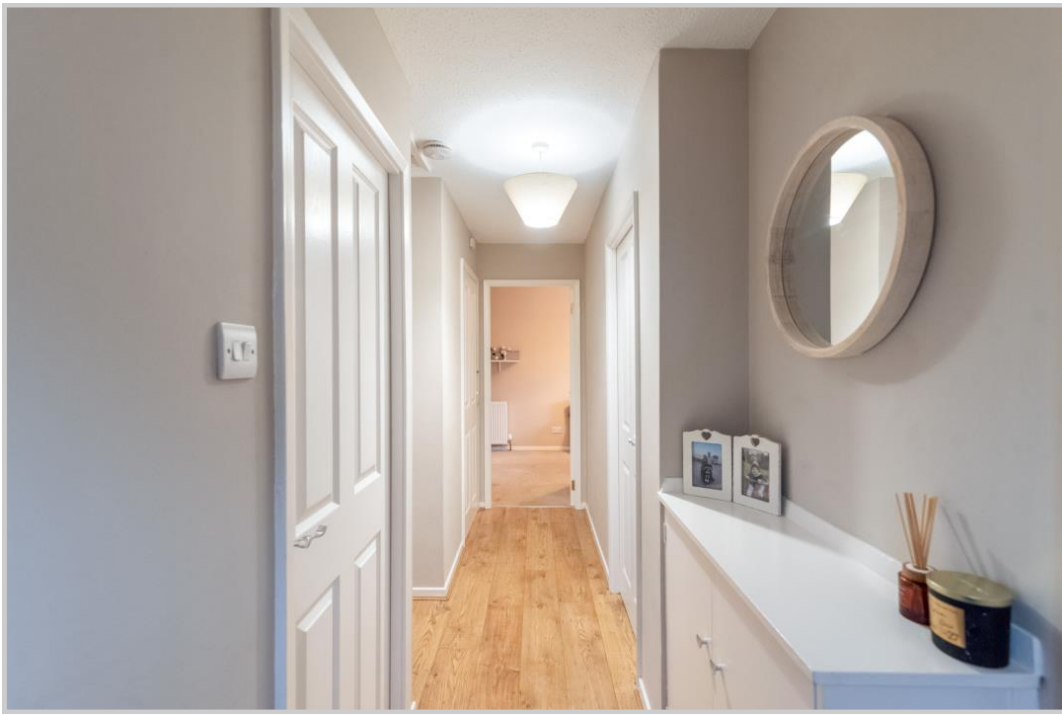
Energy Performance Rated 'B' **Council Tax** Band 'D'

3D Tour <https://my.matterport.com/show/?m=pSzR8ktYSiV>

Irving Geddes
W.S. • Solicitors • Estate Agents

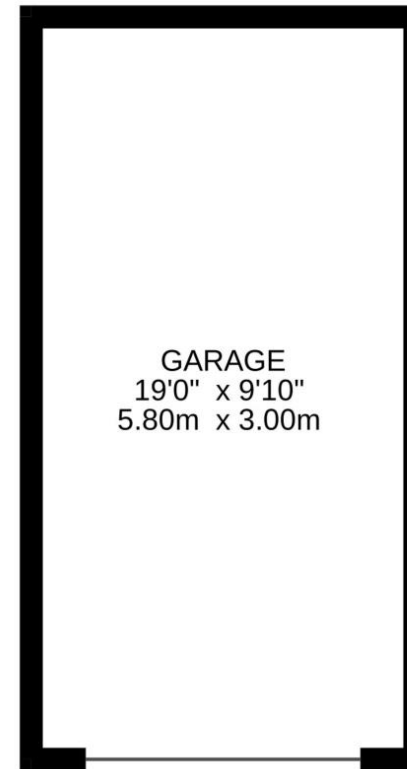
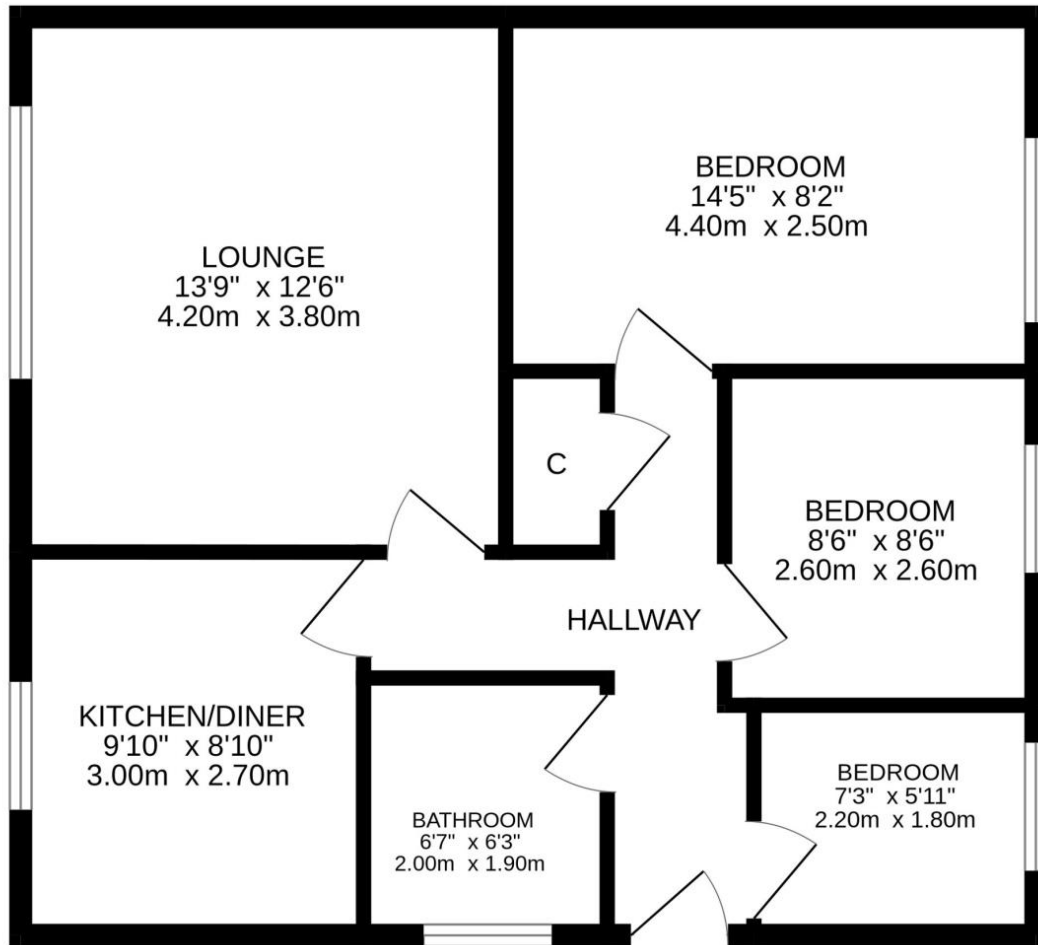












Thinking of selling?
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Comrie
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