

15 SAUCHIE TERRACE,  
CRIEFF, PH7 4EH



IrvingGeddes  
W.S. • Solicitors • Estate Agents



## 15 SAUCHIE TERRACE, CRIEFF, PH7 4EH

Irving Geddes are delighted to offer for sale this modern 3 bedroom detached bungalow situated in an established & popular residential area of Crieff. The property has been refurbished with recently fitted pvc fascia boards, double glazed windows, front door & gas combi-boiler.

The flexible layout comprises; *Hallway, Lounge with Dining area, fully Fitted Kitchen, Three Bedrooms & Bathroom* with shower over bath. Warmed by gas fired central heating and double glazed throughout.

### Externally:

The property enjoys a corner plot, with private parking to the side. The pathway is laid with paviour slabs, leading to an enclosed stone chipped seating area (sitooterie) with steps leading down to the fully enclosed rear garden, boasting stunning views towards The Knock/Crieff Hydro Spa Hotel and is laid to lawn & bordered by timber fencing, with the addition of a handy storage shed.

A well presented property, likely to have broad appeal, early viewing is advised.

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.













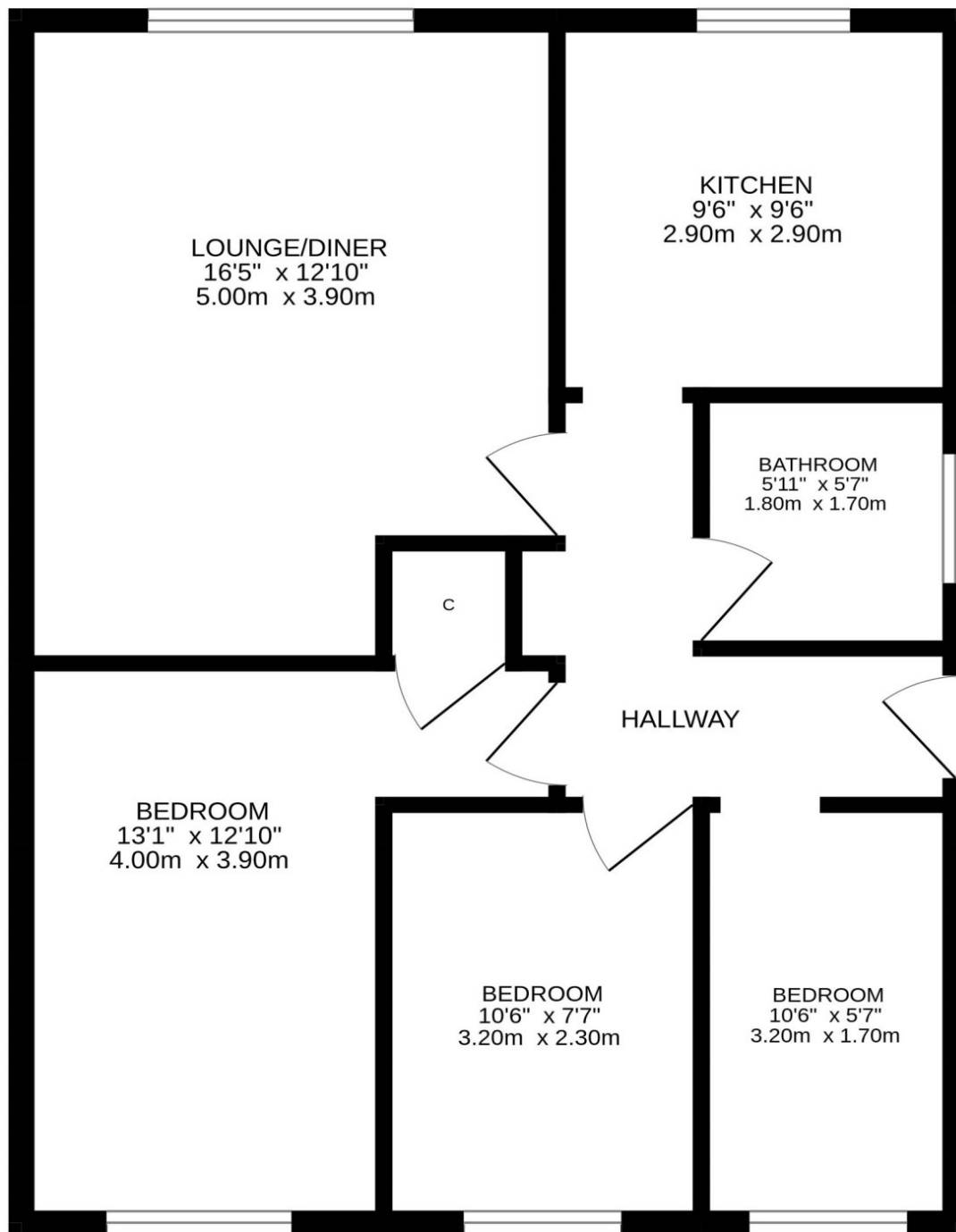






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.  
All measurements shown are approximate only.





Energy Performance Rated 'D' for efficiency.

Council Tax Band 'D'.

3D Tour <https://my.matterport.com/show/?m=8RvMSQwdQMi>

Viewing Strictly by appointment through Irving Geddes 01764 653771



Thinking of selling?

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