



TORKISTAN  
GALVELBEG LANE, CRIEFF, PH7 3HS

IrvingGeddes  
W.S. • Solicitors • Estate Agents

## TORKISTAN, GALVELBEG LANE, CRIEFF, PH7 3HS

Irving Geddes are delighted to offer for sale this very well presented, spacious and flexible four bedroom detached bungalow, occupying a private location within easy reach of the town centre, in an established & sought after residential area of Crieff. A bespoke, extended property offering a generous layout, good-sized gardens with ample off-street parking, and a modernised interior.

The versatile layout comprises; entrance VESTIBULE, HALL with built-in storage, LOUNGE with wood-burner, a beautiful contemporary DINING KITCHEN, UTILITY ROOM, BATHROOM, & FOUR DOUBLE BEDROOMS, one currently used as a study. The master has a large DRESSING ROOM & EN-SUITE SHOWER ROOM, the second bedroom is open to a most useful PLAYROOM/OFFICE.

Warmth is provided by gas central heating and the property is fully double-glazed. There is extensive gravel parking in the front garden, which is fully enclosed and has an area of lawn and mature planting. The rear has an area of gravel and large decked patio, a retaining wall with mature planting.

Torkistan is a fantastic family home enjoying a great location, presented in true move-in condition. Likely to be a welcome addition to the market.











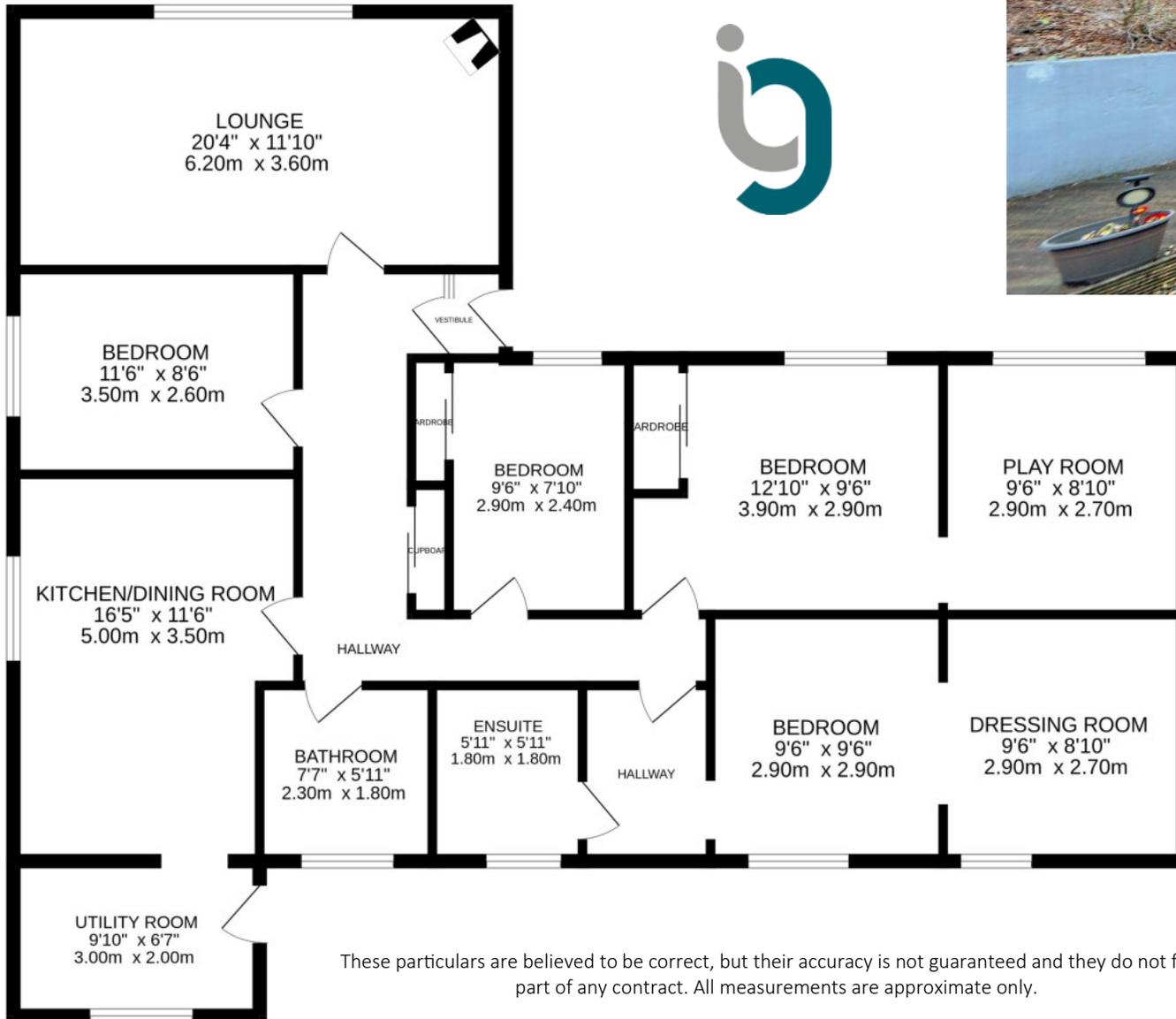
## Video Walkthrough

<https://my.matterport.com/show/?m=nfhGLvfHCBb>

Energy Performance D Rated (67). Council Tax Band E

## Viewing

Strictly by appointment through Irving Geddes - 01764 653771



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.

**Irving Geddes**  
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