

1 CAIRNS COURT

CRIEFF, PH7 3SP



1 CAIRNS COURT, CRIEFF, PH7 3SP - OFFERS OVER £159,000

Irving Geddes are delighted to offer for sale this well proportioned 2 bedroom semi-detached bungalow occupying a sought after location and enjoying a beautiful open outlook to the rear. This very well presented home is set over one floor and comprises; **L-shaped HALLWAY** with storage and hatch to partially floored attic, **LIVING ROOM** with full-height window, **TWO DOUBLE BEDROOMS** with built-in wardrobes, **KITCHEN**, **UTILITY RM** & **CONTEMPORARY BATHROOM**. The property benefits from full double glazing and gas central heating.

There is a private drive to the front leading to a single garage. The neat gardens are laid to lawn and stone chips to the front with paved path. The rear takes full advantage of the attractive views to Callum's Hill

1 Cairns Court will be a very popular addition to the market. Offered in move-in condition, and enjoying a mature and peaceful residential area. Likely to have broad appeal for those looking to upsize/downsize, to retirees or as an investment property.

Crieff is Strathearn's principal town, only 7mls to Auchterarder which has motorway links onto Edinburgh and Glasgow. Crieff has a full range of facilities, with a cottage hospital, doctor's surgery, supermarkets, independent retailers, restaurants & a plethora of clubs & associations. There are two private schools in Crieff, Ardvreck Preparatory School and Morrison's Academy, Glenalmond is between Crieff & Perth, with Dollar Academy, Strathallan, Craigclowan and Kilgraston all lying within easy reach. Gleneagles Hotel is 9mls away and has extensive sports & leisure facilities including an equestrian centre & its famous golf courses. The nearest train stations are at Gleneagles and Dunblane. Edinburgh and Glasgow airports are both within comfortable driving distance. Sporting activities include golf, mountain biking, hill walking & climbing, as well as fishing and watersports at Loch Earn (12 miles).

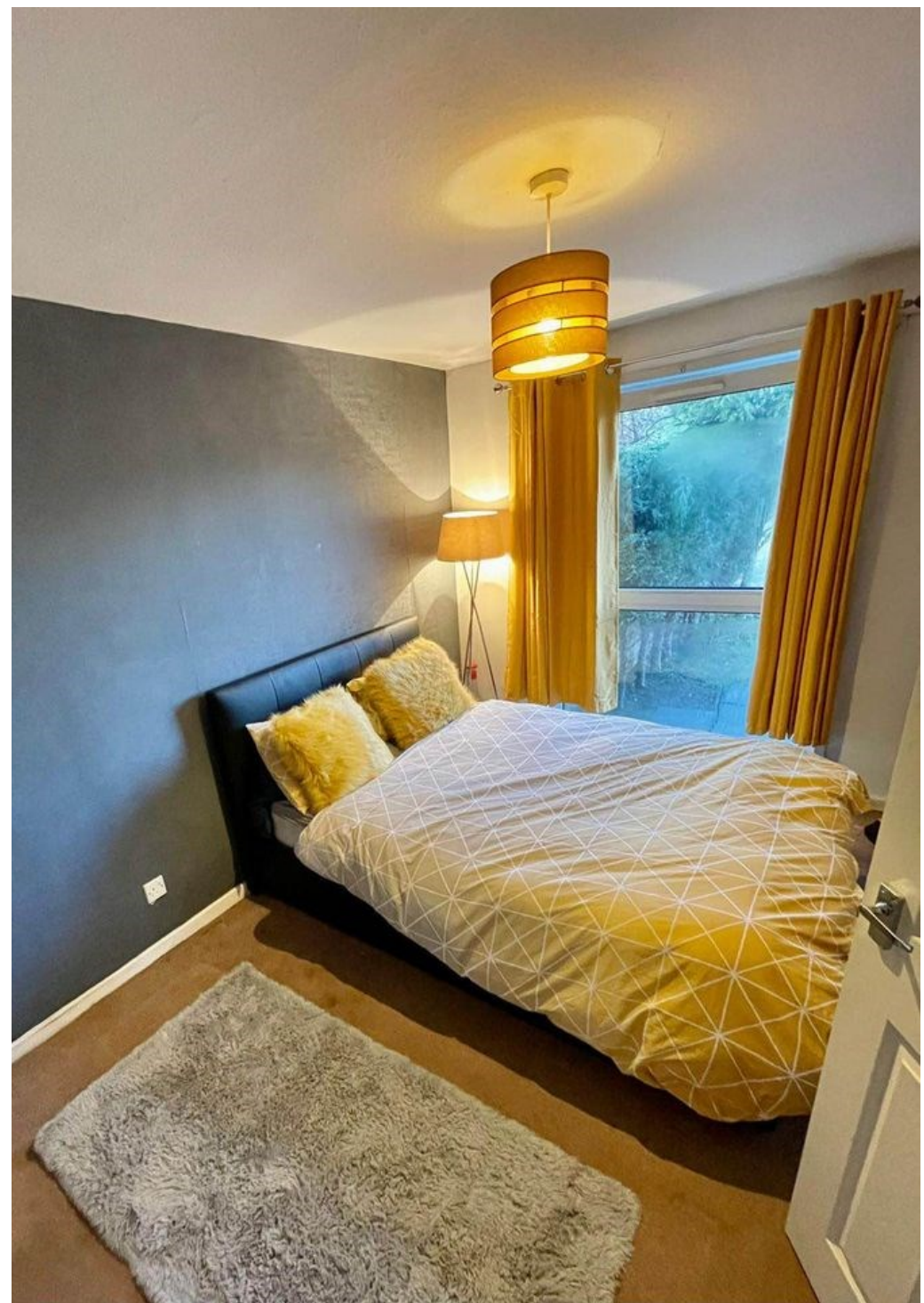
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Energy Performance Rated 'D'

Home Report Value £150,000

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. They are provided as a general guide and may be subject to change. All measurements are approximate only.

Thinking of selling?

Call us now for a free valuation for your own property.

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
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