

1 RITCHIE PLACE, CRIEFF, PH7 3SL

OFFERS OVER £220,000



1 RITCHIE PLACE, CRIEFF, PERTHSHIRE, PH7 3SL

Irving Geddes are delighted to offer for sale this attractive detached three/four bungalow situated in a quiet cul-de-sac within the beautiful market town of Crieff. Presented in immaculate condition the well-proportioned and flexible accommodation comprises; Entrance **VESTIBULE**, **HALLWAY** with storage, large **LOUNGE**, **DINING ROOM/BED 4**, **BREAKFASTING KITCHEN**, **UTILITY ROOM**, three **BEDROOMS** and **FAMILY BATHROOM**. The property benefits from manageable front and rear gardens which are well stocked with a variety of mature shrubs and plants. The front is laid to lawn with flower & shrub borders, and provides most attractive views over open fields towards Callum's Hill. A paved & chipped drive leads to a single garage. The rear garden is fully enclosed and again laid mainly to lawn with mature shrub borders. The property benefits from double glazing throughout & gas central heating (combi boiler). The property is likely to be a welcome addition & will appeal to a variety of purchasers. Early internal viewing is advised.

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).

Video Walkthrough <https://youtu.be/8Hb-gOIPDwM>

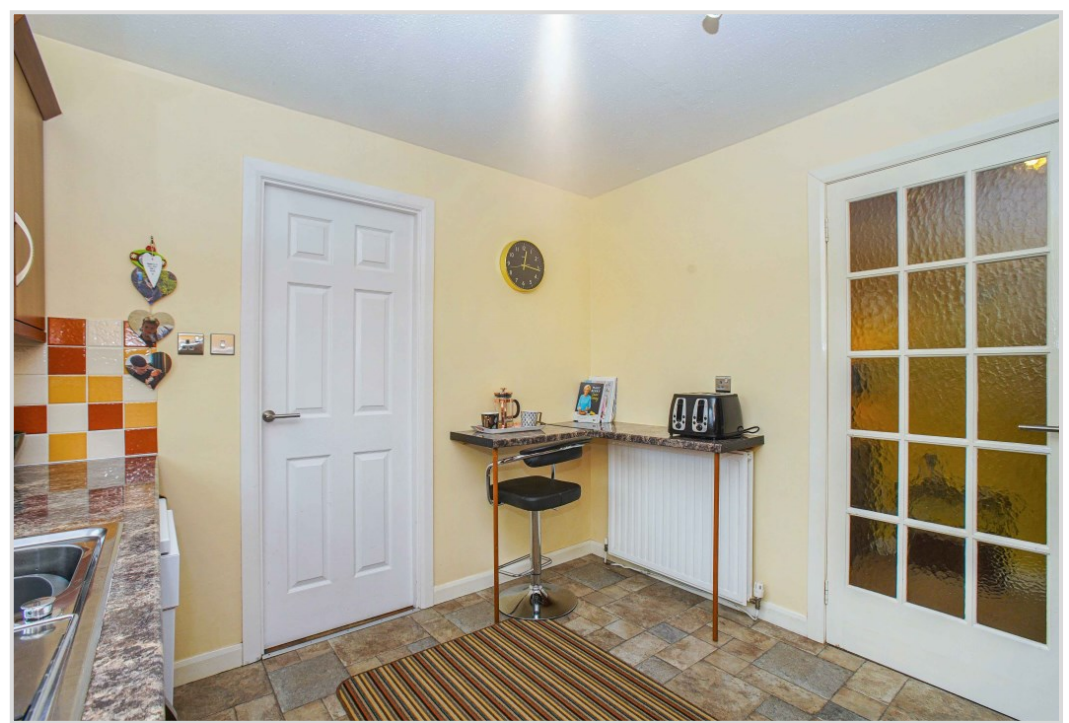
Energy Performance Rated 'C'

Viewing Strictly by appointment - Irving Geddes - 01764 653771.

IrvingGeddes
W.S. • Solicitors • Estate Agents



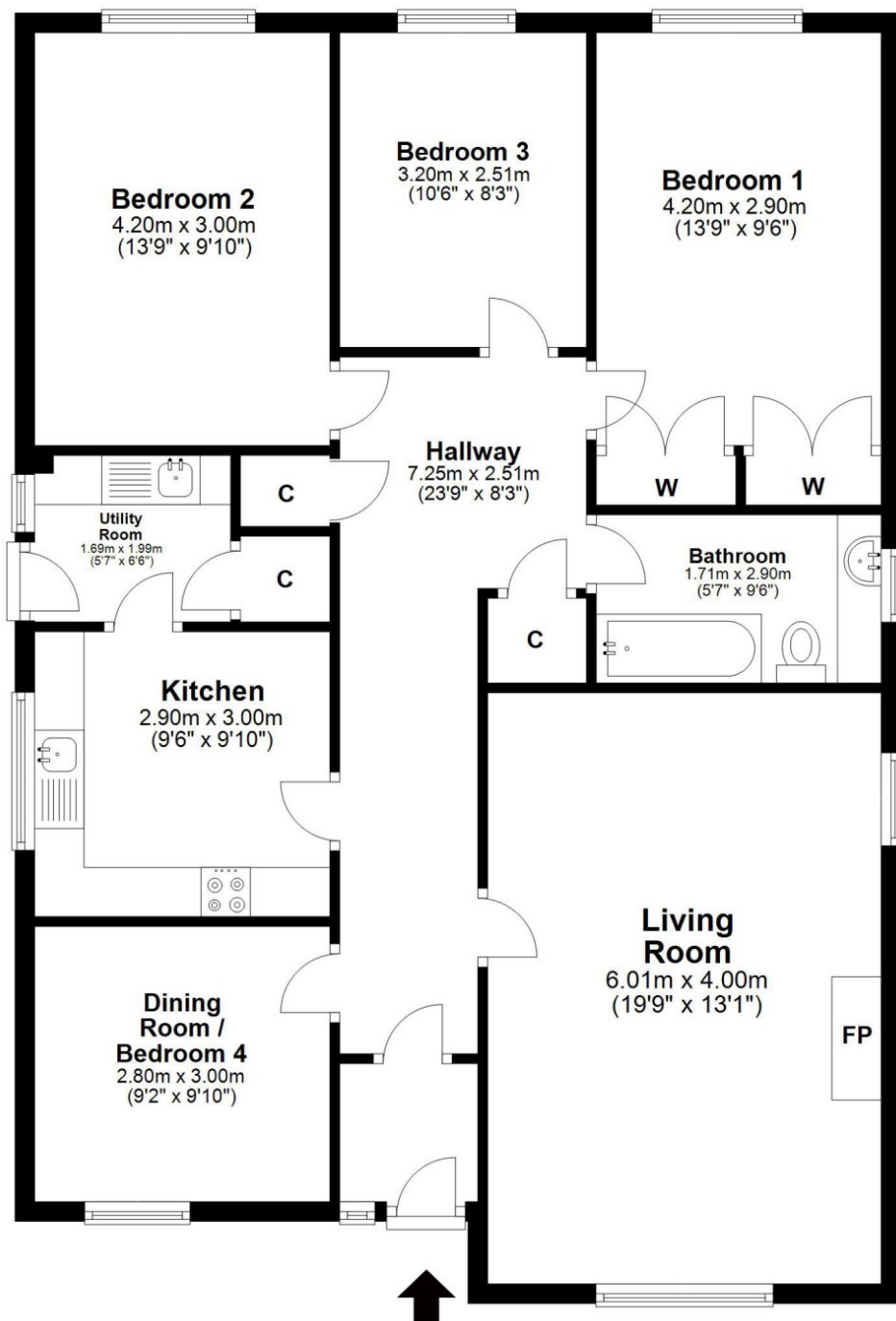












Thinking of selling?

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
Tel: 01887 822722