

6 CLARK TERRACE, CRIEFF, PH7 3QE

OFFERS OVER £185,000





## 6 CLARK TERRACE, CRIEFF, PERTSHIRE, PH7 3QE

Irving Geddes are delighted to offer for sale this attractive detached three bedroom bungalow situated in a quiet residential area within the beautiful market town of Crieff. Presented in immaculate condition the well-proportioned accommodation comprises; **L-SHAPED HALLWAY** with 2 large storage cupboards, **LOUNGE**, **BREAKFASTING KITCHEN**, **3 BEDROOMS** and **WETROOM**. The property benefits from most attractive front and rear gardens which are well stocked with a variety of mature shrubs and plants. The front is laid with stone chips and there is a paved drive leading to a single detached garage. A paved patio lies to the rear and the garden there is again laid with stone chips with raised beds and timber seating area. The property benefits from double glazing and gas central heating. The property is likely to be a welcome addition and 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/v3958LBHCUw>

Energy Performance Rated 'C'

Viewing Strictly by appointment - Irving Geddes - 01764 653771.

**Irving Geddes**  
W.S. • Solicitors • Estate Agents











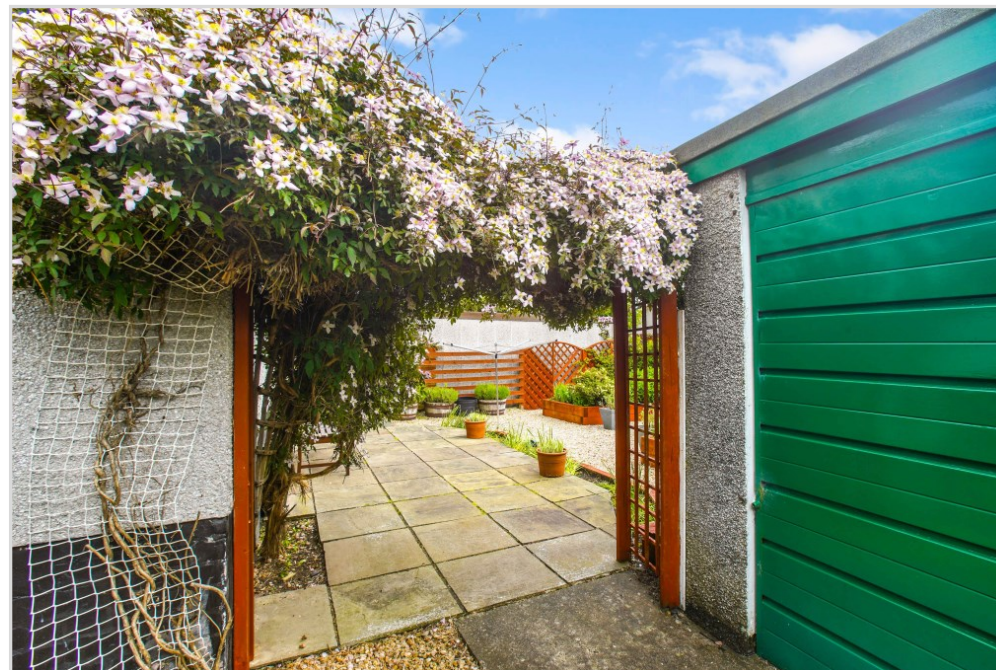
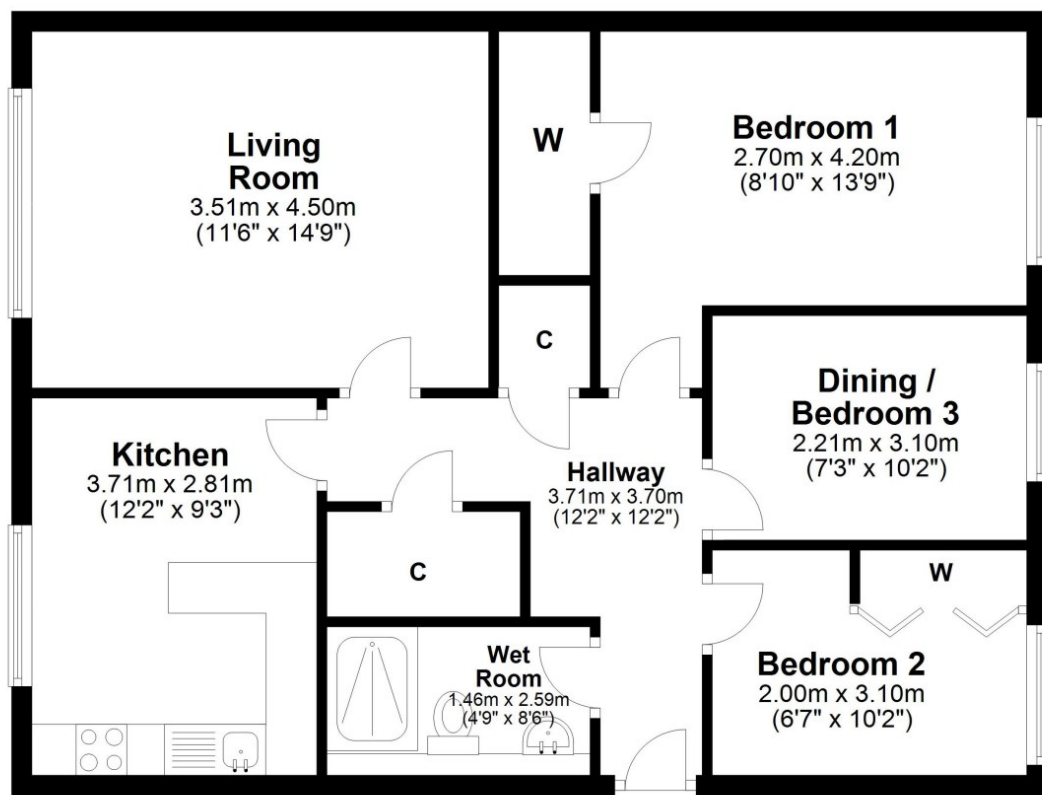












Thinking of selling?  
Call us now for a free valuation for your own property.

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  
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