



**LOCHABER**  
57 DOLLERIE TERRACE, CRIEFF, PH7 3EG  
OFFERS OVER £280,000

## LOCHABER, 57 DOLLERIE TERRACE, CRIEFF, PH7 3EG

Irving Geddes are delighted to offer for sale this spacious & flexible 4 bedroom semi-detached villa occupying a sought after position within the ever popular Perthshire market town of Crieff. An extended home with accommodation over 3 floors. The ground floor comprises; **VESTIBULE, HALLWAY, LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM, WC** and **REAR PORCH**. The half landing comprises **BATHROOM** with **SHOWER**. The first floor comprises; **4 BEDROOMS**. Stairs from the first floor lead to a large fully modernised **ATTIC ROOM** with velux windows. The property benefits from double glazing and gas central heating (new boiler installed 2020) and re-roofed also in 2020.

There is ample off-street parking to the front, laid in stone chips & a tarred driveway leading to a single detached garage with roller door. The rear garden is laid to lawn with a patio area and views towards Callums Hill and bordered by stone walling and fencing.

Lochaber will be a popular addition to the market. Offered in move-in condition, this fine home is within walking distance of the town centre, Hydro Spa Hotel, Morrison's Academy and the woodland walks of Knock hill. Likely to have broad appeal, early viewing is advised.

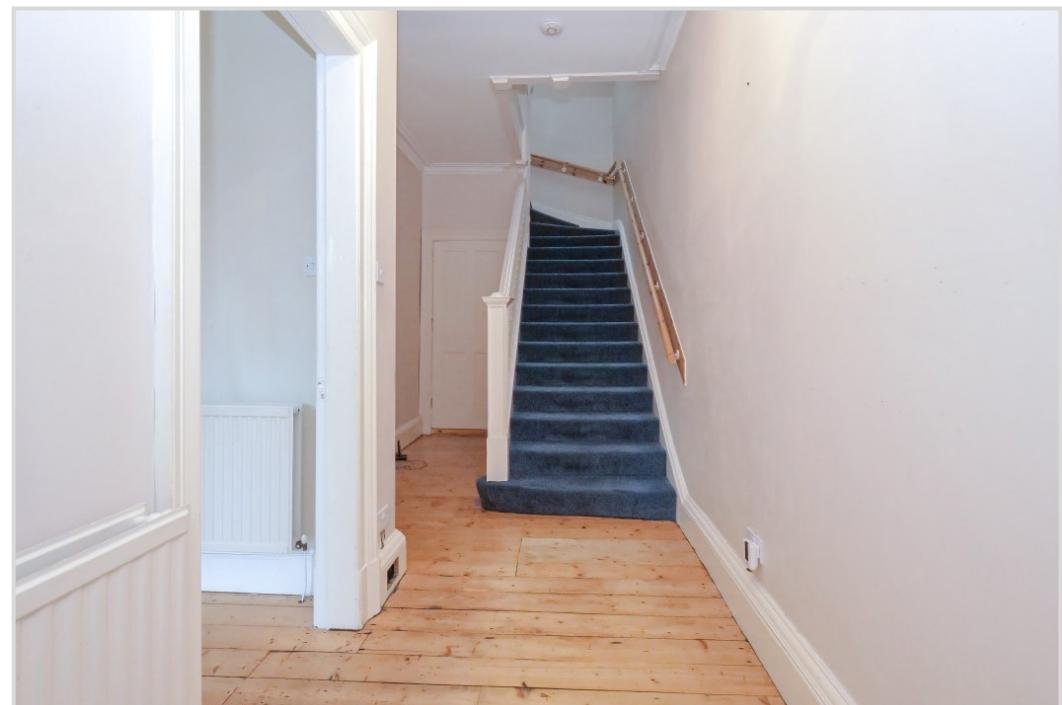
Crieff is Strathearn's principal town, only 7mls to Auchterarder which has motorway links onto Edinburgh and Glasgow. Crieff has a full range of facilities, with a cottage hospital, doctor's surgery, supermarkets, independent retailors, restaurants & a plethora of clubs & associations. There are two 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/4pzSxdEgE2M>

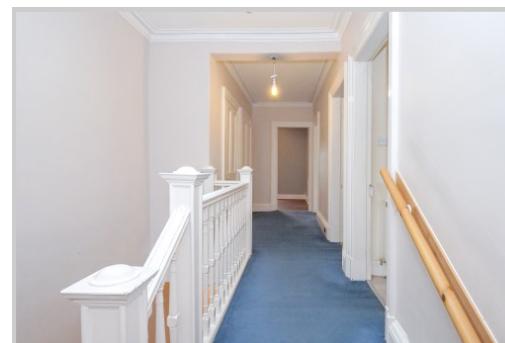
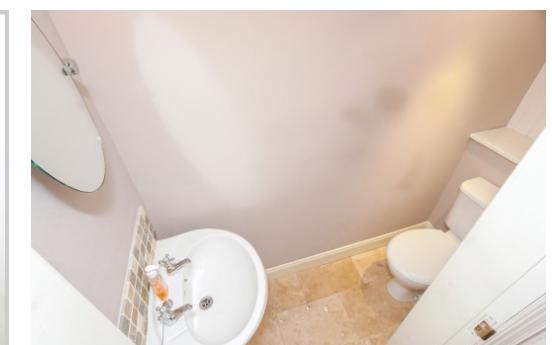
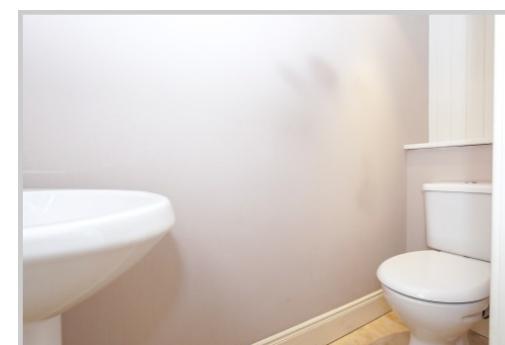
**Energy Performance Rated 'D'**      **Offers Over £280,000**

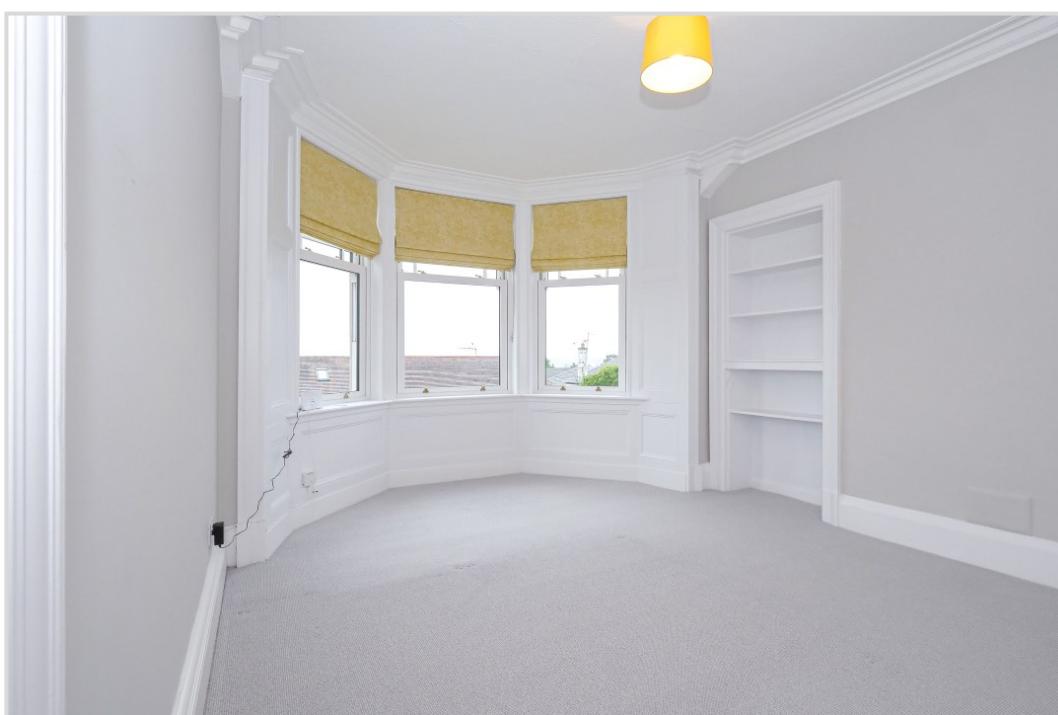
**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.

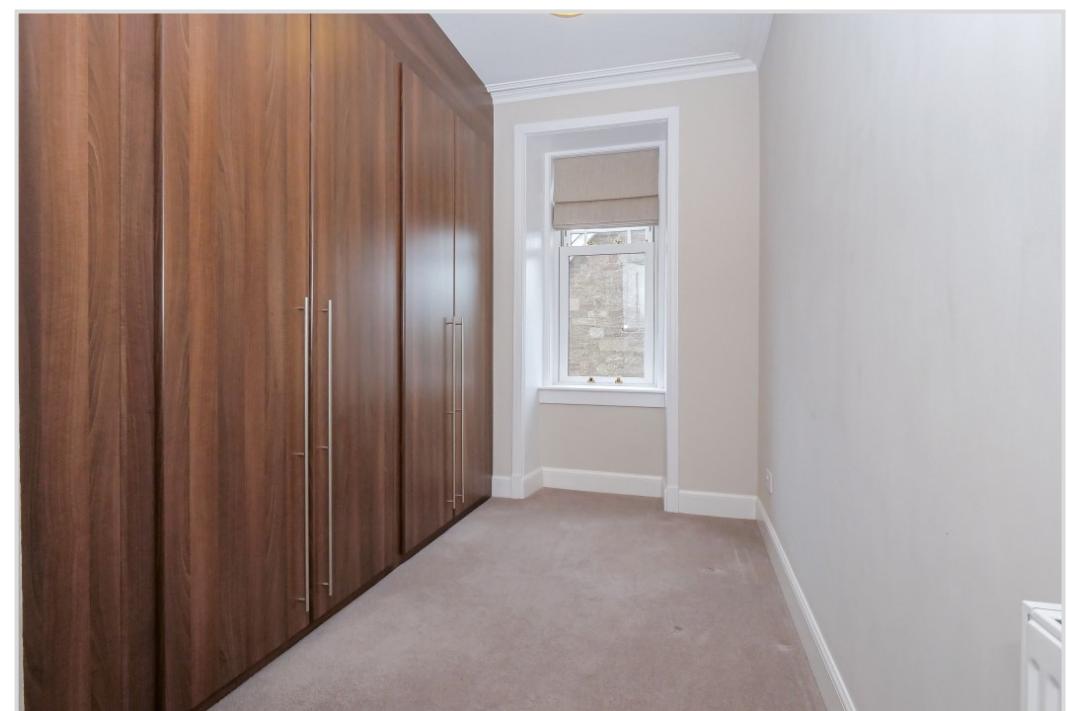






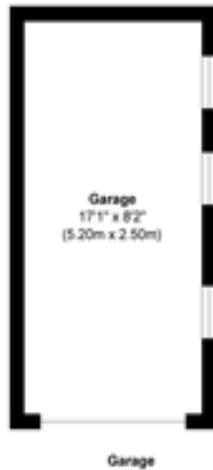












Attic Floor  
Approximate Floor Area  
282 sq. ft  
(26.28 sq. m)

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  
Tel: 01887 822722