

GRIANAN, 6 HAZEL AVENUE, CRIEFF, PH7 3ER

OFFERS OVER £270,000



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A particularly spacious detached three bedroom bungalow located in a highly desirable mature residential area of Crieff. Enjoying a quiet cul-de-sac location, the property boasts a generously sized layout comprising; L shaped **HALL** with storage and loft access, **LOUNGE**, **DINING ROOM**, **CONSERVATORY**, **KITCHEN**, **UTILITY ROOM**, **THREE BEDROOMS (master ensuite)** and **BATHROOM**. The property is warmed by gas central heating and is double glazed throughout.

The front garden is laid to lawn with well stocked flower beds & mature planting. Brick pavers lead to a single garage with power & light. The large private garden to the side & rear is laid mainly to lawn with various flower, shrub & fruit beds, paved patio area and bordered by timber fencing and mature hedging. A notable feature is the substantial garden studio, which could be utilised as a home office/studio. A timber shed provides useful storage space.

Grianan offers an opportunity to purchase a property in true move-in condition with versatile and well appointed accommodation. Likely to be a very welcome addition to the market, early viewing is highly advised.

Energy Performance Rated 'D' **Council Tax** Band 'E'

Video Walkthrough <https://youtu.be/J9UI6bqCygc>

Viewing Strictly by appointment through Irving Geddes - 01764 653771.

Directions Heading towards Perth from Crieff High Street. After passing Crieff Filling Station on left continue on Perth Road. Take the first turn on the right into Ochilview Gardens. Proceed round the first right bend and on round the left hand bend. Hazel Avenue is second turning on the right & Grianan is located on the left side.







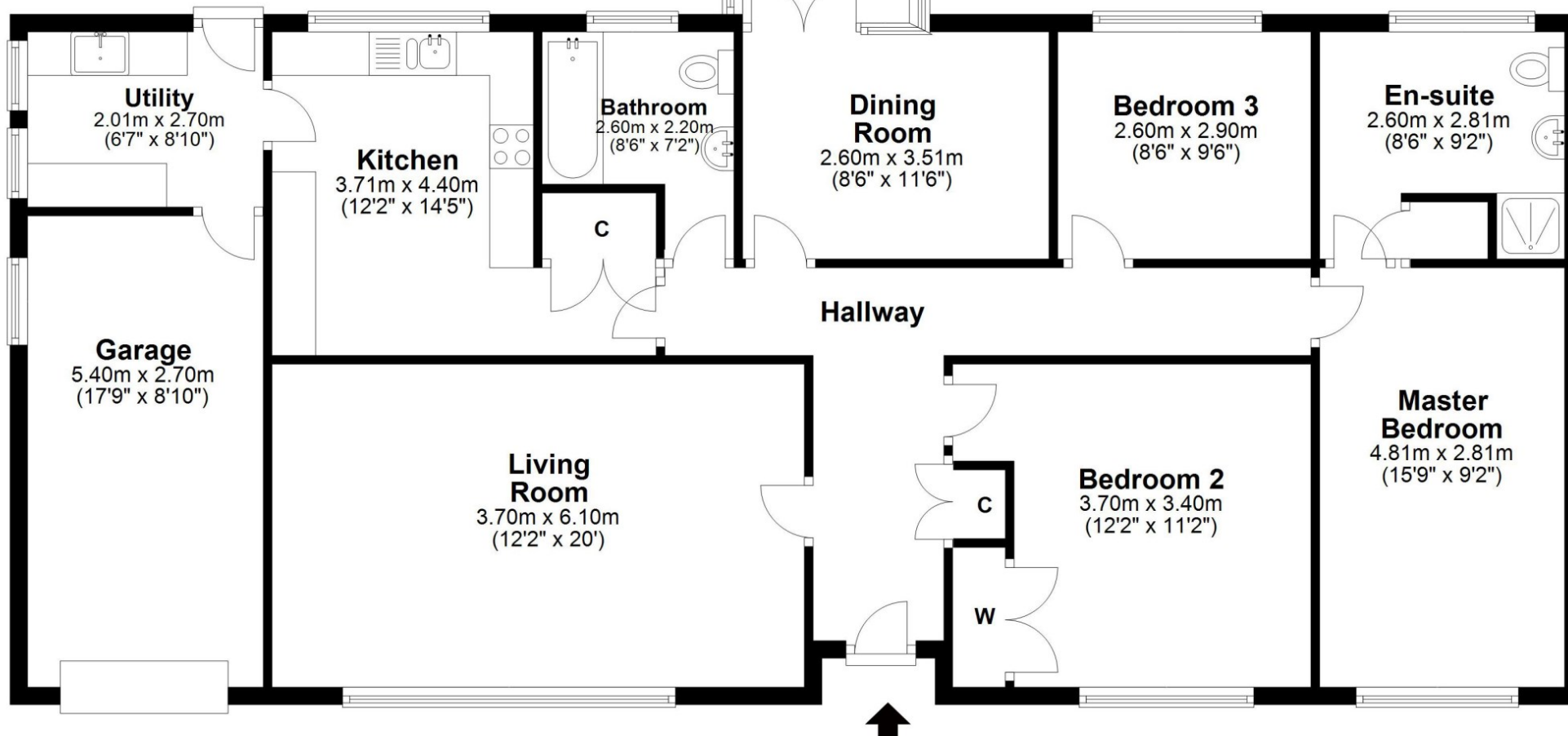
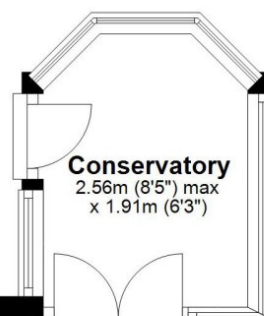








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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