

FAILTE, 7 BOYD AVENUE, CRIEFF, PH7 3SH

OFFERS OVER £200,000



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for this sale this well-proportioned three bedroom detached bungalow located in a sought-after residential area of Crieff. Enjoying the terrific back-drop of Calum's Hill, generous garden grounds, detached garage and off-street parking, the property is presented in move-in condition and would benefit from a degree of modernisation. The layout comprises; ENTRANCE VESTIBULE, HALLWAY with storage, large LOUNGE with full height window, BREAKFASTING KITCHEN, THREE BEDROOMS and WETROOM. The property is warmed by gas central heating and is double glazed throughout.

The front garden is laid to lawn with well stocked borders. A mono-bloc drive leads a single detached garage, with power, lighting and auto-door. The large rear garden to contains an array of mature plants and shrubs, and enjoys a beautiful open outlook. Hedge & fence border, paved patio and large area of lawn.

Failte is likely to be a very welcome addition to the market, early viewing is strongly advised.

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

Video Walkthrough <https://youtu.be/H-0oz1uD8Vc>

Viewing Strictly by appointment through Irving Geddes - 01764 653771.



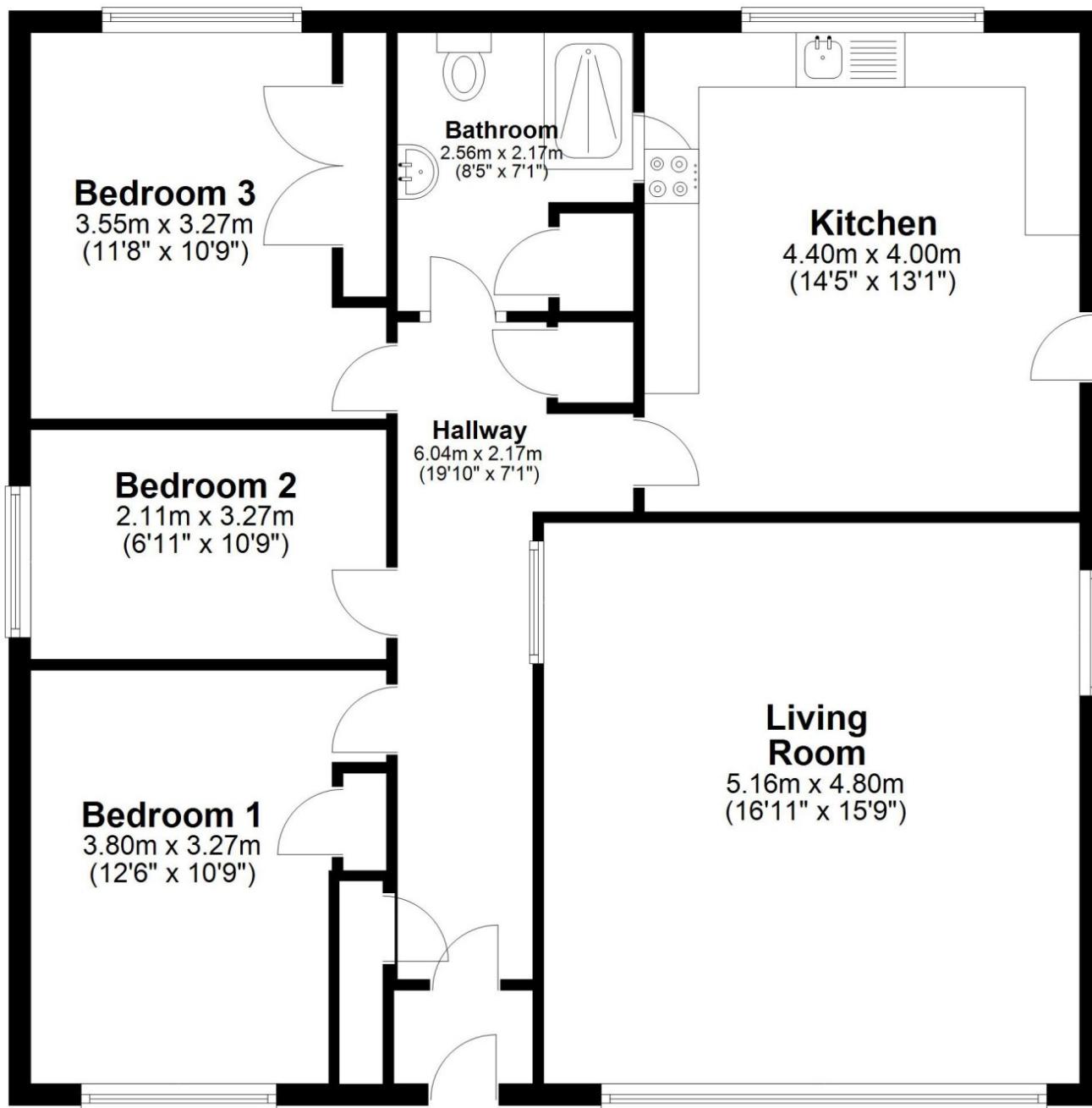








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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