



Morar, 26 Ochilview Gardens, Crieff, PH7 3EW

A particularly spacious bungalow with fine southerly views, located in a highly desirable residential area of Crieff. The substantial accommodation would suit a variety of purchasers. The accommodation comprises; **VESTIBULE, HALL, LOUNGE, DINING ROOM, KITCHEN, WALK-IN LARDER, CONSERVATORY, MASTER BEDROOM with EN-SUITE BATHROOM, second DOUBLE BEDROOM and SHOWER ROOM.** Extensive part-floored attic space offering potential for conversion. The property is warmed by gas central heating & is double glazed throughout.

Boasting a large corner plot approx. $\frac{1}{4}$ acre. The front garden is laid to stone chips with well stocked flower beds. Brick pavers lead to a single garage with power & light. The large private garden to the side and rear is laid mainly to lawn with various flower and shrub beds, paved patio area and drying green and bordered by timber fencing and mature hedging.

Morar offers an opportunity to purchase a property in true move-in condition with particularly versatile and well appointed accommodation. This property is a welcome addition to the market and early viewing is highly advised.

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

Video Walkthrough <https://youtu.be/VXbtbw0pdow>

Viewing Strictly by appointment through Irving Geddes on 01764 653771/670325

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. Morar is located a short distance on the right.



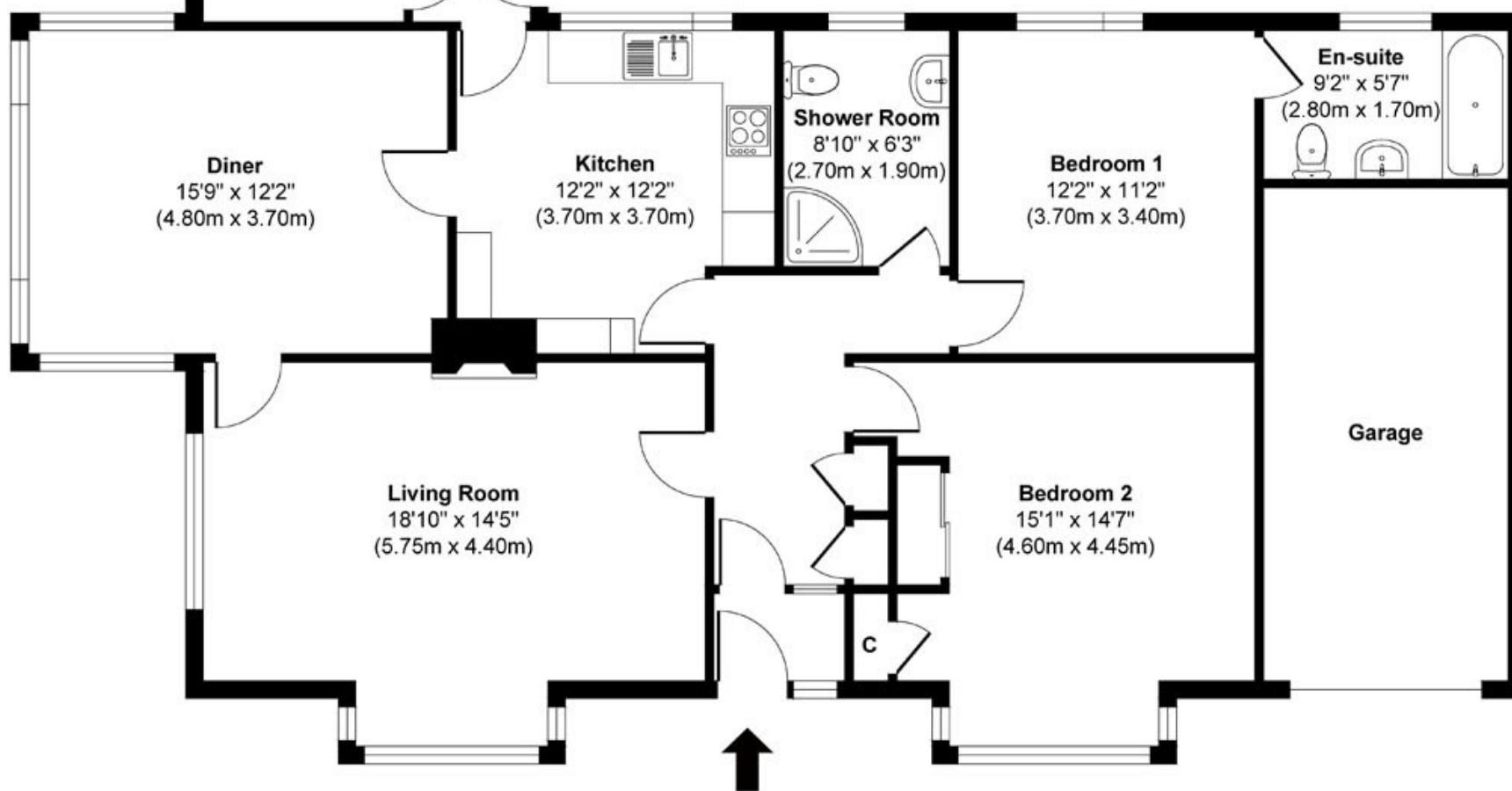
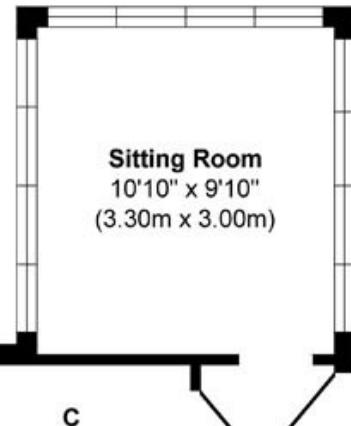








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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