

BIRCHDALE  
BARNKITTOCK, COMRIE ROAD, CRIEFF, PH7 4BT





We are delighted to offer for sale this individually designed bungalow. Nestled in a quiet residential area with panoramic views, it boasts an elevated position with a fine southerly aspect. Birchdale is in an enviable location, set within walking distance of both the town centre and MacRosty Park and Lady Mary's Walk, both wonderful amenities for families and dog walkers to enjoy. Birchdale is a substantial home presented in move-in condition, although purchasers may wish to modernise the decor.

The spacious and versatile accommodation comprises; Large ENTRANCE VESTIBULE with storage leading to a large bright DINING HALL with patio doors onto a paved patio/seating area, large LIVING ROOM with dual aspect window offering spectacular views to the surrounding countryside, FAMILY ROOM/DINING AREA, fully fitted KITCHEN, UTILITY ROOM, archway giving access to FAMILY BATHROOM, 2 DOUBLE BEDROOMS (one with en-suite shower).

A notable feature of the property is the private garden to the rear which has been well maintained by the current owner. The gardens are laid with lawn and mature planting, shrubs, flower beds and paved patios. In addition there is a detached single garage with power & light.

Birchdale is warmed by gas central heating (combi boiler) and double glazed throughout. A property rare to the market offering spacious and versatile accommodation within a prime location. Early viewing is advised and strictly by appointment only.

**Energy Rating 'C' Council Tax Band 'F'**

**Services** Mains gas, electricity, water and drainage.

**3D Tour** <https://my.matterport.com/show/?m=9ZDRPpYaa8f>

**Crieff** is a holiday town set in the picturesque Strathearn valley within the beautiful Perthshire countryside. Only 17 miles from Perth, 23 miles from Stirling, 49 miles from Glasgow & 46 miles from Edinburgh. A local bus service runs regularly within Crieff and also connections to Perth and Stirling. The town offers a full range of shops including supermarkets & individual specialist shops. There is a large medical practice, cottage hospital & dental practices. Crieff offers an excellent choice of schooling; 3 primary, Morrisons Academy, Crieff High, Ardreck Preparatory all within Crieff & Glenalmond College only a short drive. Crieff offers a wide range of leisure activities: Golf Courses at Crieff, Crieff Hydro, Gleneagles, Muthill, Comrie and St Fillans. Crieff Leisure Centre includes indoor recreation centre, gym & swimming pool. Private membership is available for Crieff Hydro Hotel leisure. Fishing can be enjoyed with permits on the River Earn & its tributaries along with loch fishing at Loch Earn. Sailing & watersports enthusiasts can enjoy the magnificent setting of Lochearnhead, just 15 miles away. Crieff caters to walking enthusiasts with everything from an easy stroll through MacRosty Park to the challenge of local Munros Ben Chonzie & Ben Vorlich.



















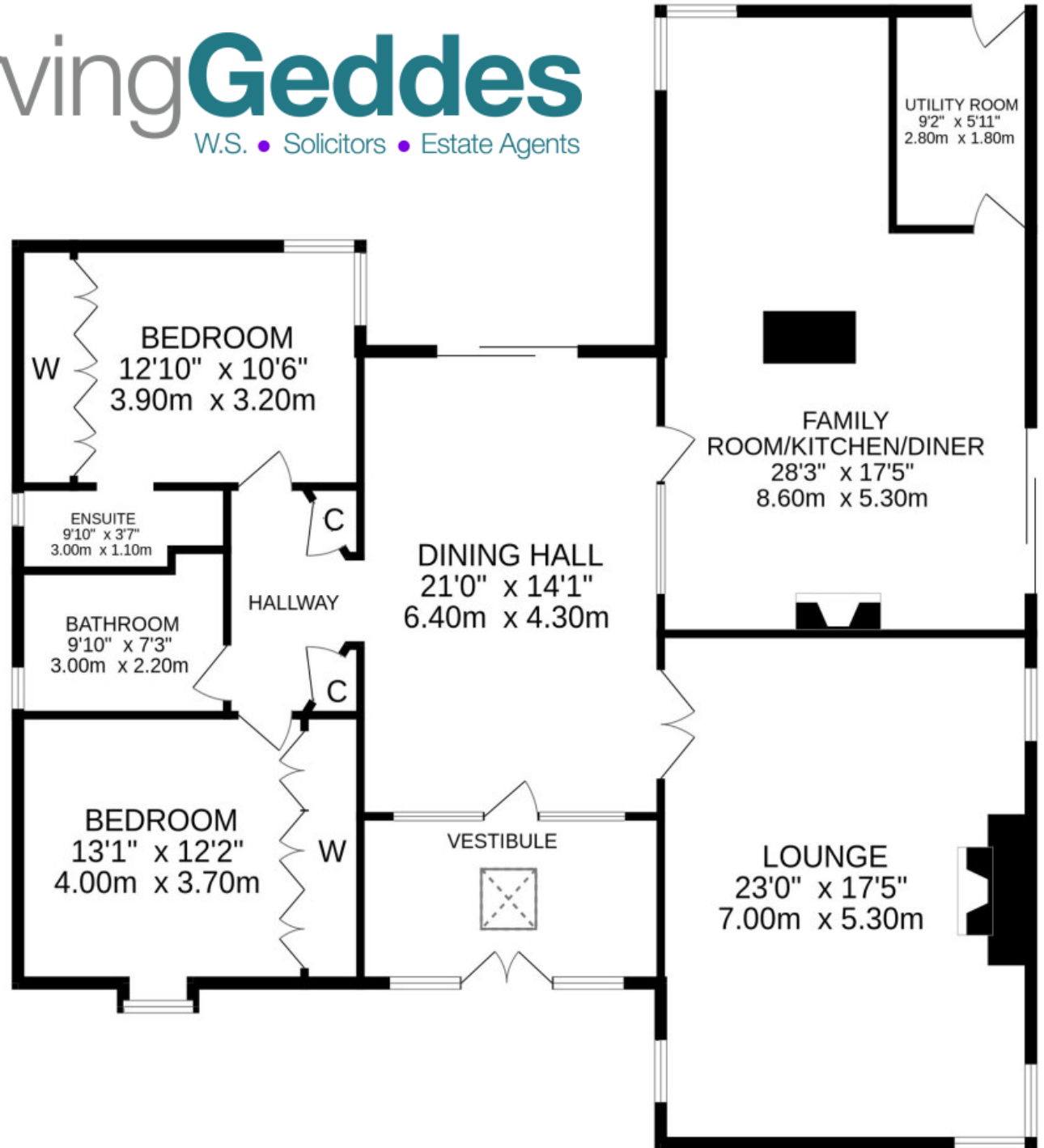






# Irving Geddes

W.S. • Solicitors • Estate Agents



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.



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