

12 HIGHLAND ROAD  
CRIEFF, PH7 4LE



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## 12 HIGHLAND ROAD, CRIEFF, PH7 4LE

We are delighted to offer for sale this extensively upgraded three bedroom semi-detached bungalow located in a prime residential area of Crieff. Very well presented & benefitting from gas central heating, double glazing (new windows & doors fitted in 2022), private landscaped garden & detached garage.

The well-proportioned layout comprises; HALLWAY with storage, KITCHEN with door to rear, large LOUNGE, SHOWER ROOM, & 3 BEDROOMS (two of which are currently utilised as a dining room and study).

The fully enclosed gardens have been landscaped with ease of maintenance in mind. The front has a gravel bed with mono-bloc driveway leading to the single detached garage. The rear is bordered by timber fencing and has a paved patio, large gravel beds and seating areas.

A property likely to have broad appeal, presented in true move-in condition and enjoying a sought-after location. Early interest is advised.

**Energy Performance** C Rating    **Council Tax** Band C

**Services** Mains water, electric, gas and drainage. Double glazed throughout.

**Viewing** Strictly by appointment through Irving Geddes.

**Video Tour** <https://my.matterport.com/show/?m=5SdiVFqELow>



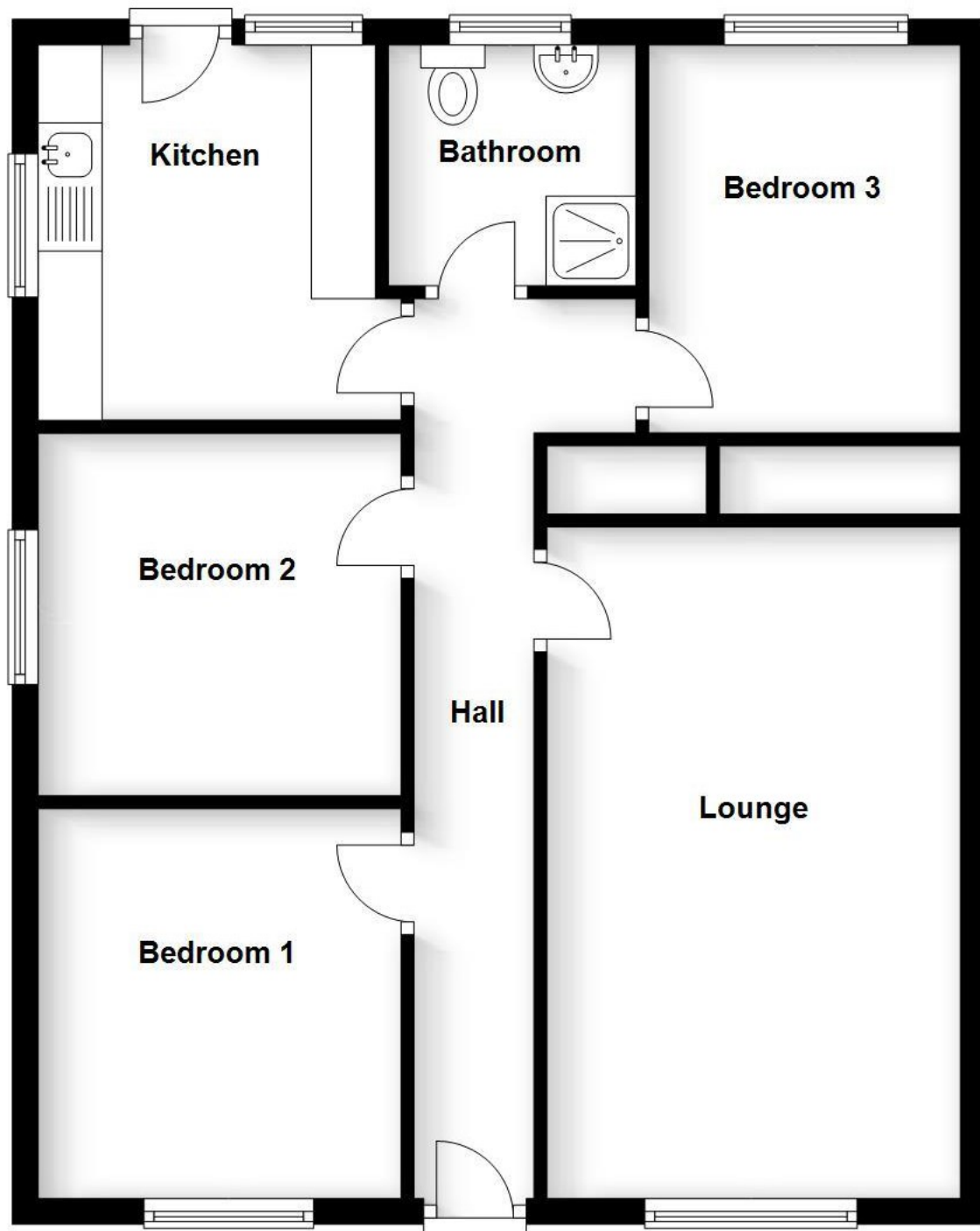
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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