

MORELICH
PERTH ROAD, CRIEFF, PH7 3LR



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Irving Geddes are pleased to offer for sale this spacious 3 bedroom detached bungalow within a small cul-de-sac of only three properties, located off the main road into Crieff. Enjoying a great location, opposite the Crieff golf course, with an attractive open outlook to the rear. The property would benefit from modernisation and is a chain-free home ideal for further development.

The layout comprises; VESTIBULE, HALLWAY with ample storage & attic hatch, large LOUNGE with sliding doors to DINING ROOM, the fitted KITCHEN is to the rear and has built-in storage and door to good sized UTILITY ROOM with door to rear. There is a family BATHROOM and THREE DOUBLE BEDROOMS, all with built-in wardrobes, the master has an EN-SUITE WET ROOM. The property is warmed by gas fired central heating and is double glazed throughout.

Morelich sits within a sizeable fully enclosed plot with ample private parking on a large gravel drive to the front, with a large attached garage, area of lawn and paved path. There is mature planting to the side, a further area of lawn to the rear, paved patio & an unrestricted aspect over a bordering field with Callum's Hill as a backdrop.

An individually designed bungalow enjoying a prime location, with much scope for development. Early viewing advised.







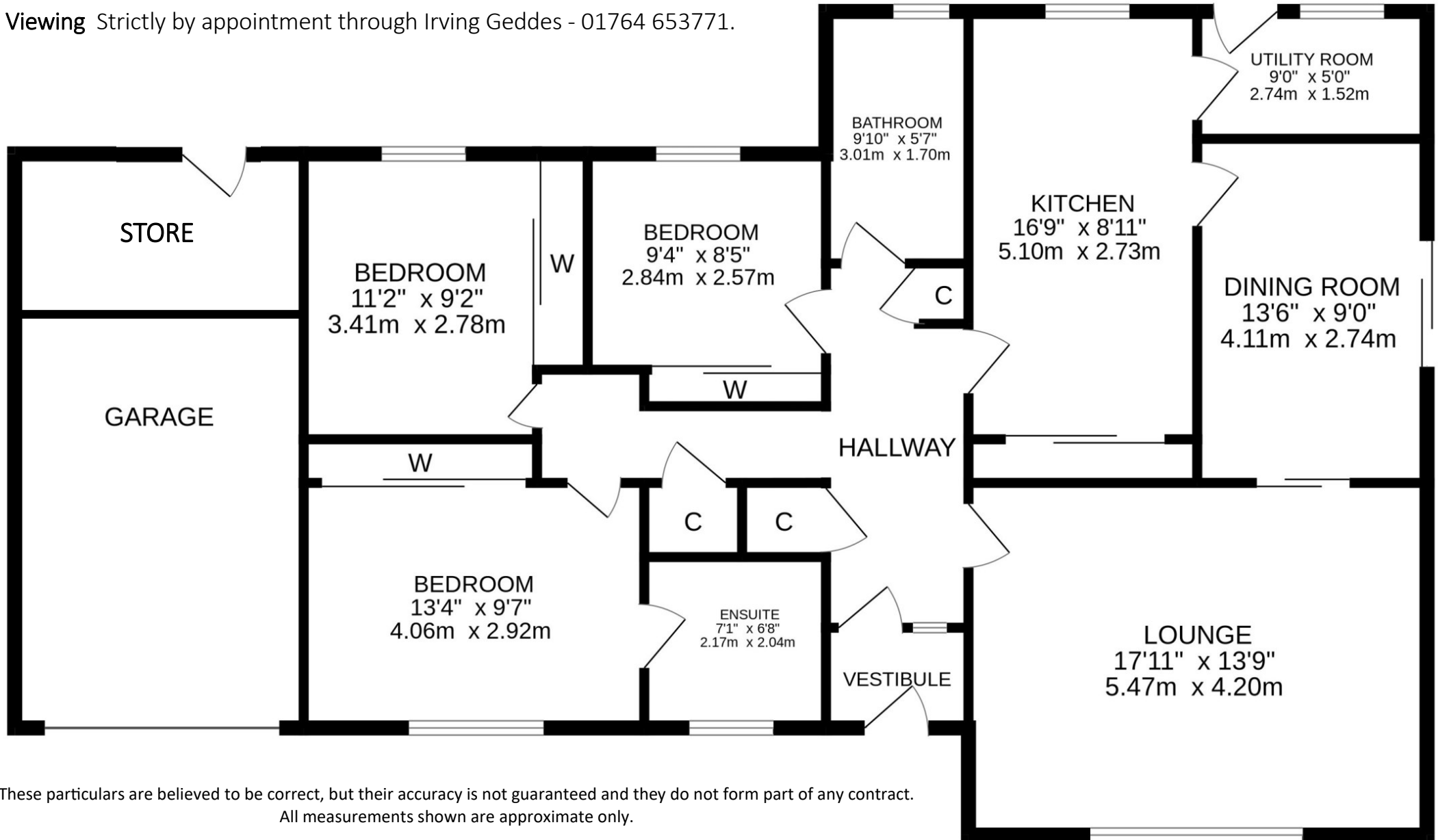


Video Walkthrough <https://my.matterport.com/show/?m=qx2VmTmm31>

Energy Performance Rated 'C'. Council Tax Band 'G'.

Services Mains electric, gas, water and drainage.

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 shown are approximate only.



Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Crieff
14 Comrie Street, PH7 4AZ
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722