

BRAEHEAD COTTAGE  
PERTH ROAD, GILMERTON, CRIEFF, PH7 3LZ





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We are delighted to offer for sale this spacious semi-detached bungalow enjoying an elevated position and good-sized garden grounds located in the popular village of Gilmerton, some 2mls from the bustling market town of Crieff. A characterful home boasting ample private parking, car-port & garage, private gardens and a tremendous southerly aspect. The accommodation comprises; L-shaped HALL with storage, LOUNGE with wood-burning stove, DINING KITCHEN with UTILITY ROOM and W.C. off, THREE DOUBLE BEDROOMS, STORE ROOM and SHOWER ROOM.

The property has private access via a long gravel drive, with generous parking area to the front and side. The property benefits from a single garage with store to rear, adjoining car-port & timber and metal storage sheds. There are tiered paths and grassy banks at the rear with retaining walls, with a most attractive open outlook. The property is fully double glazed, warmed by oil-fired central heating, supplemented by a wood-burning stove and solar panels.

A charming property offered in move-in condition and also allowing for further development/modernisation. Likely to have broad appeal and early viewing is advised.

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

**Viewing** by appointment through Irving Geddes on 01764 653771.

**Video Walkthrough** <https://my.matterport.com/show/?m=b9fNchNGaxb>















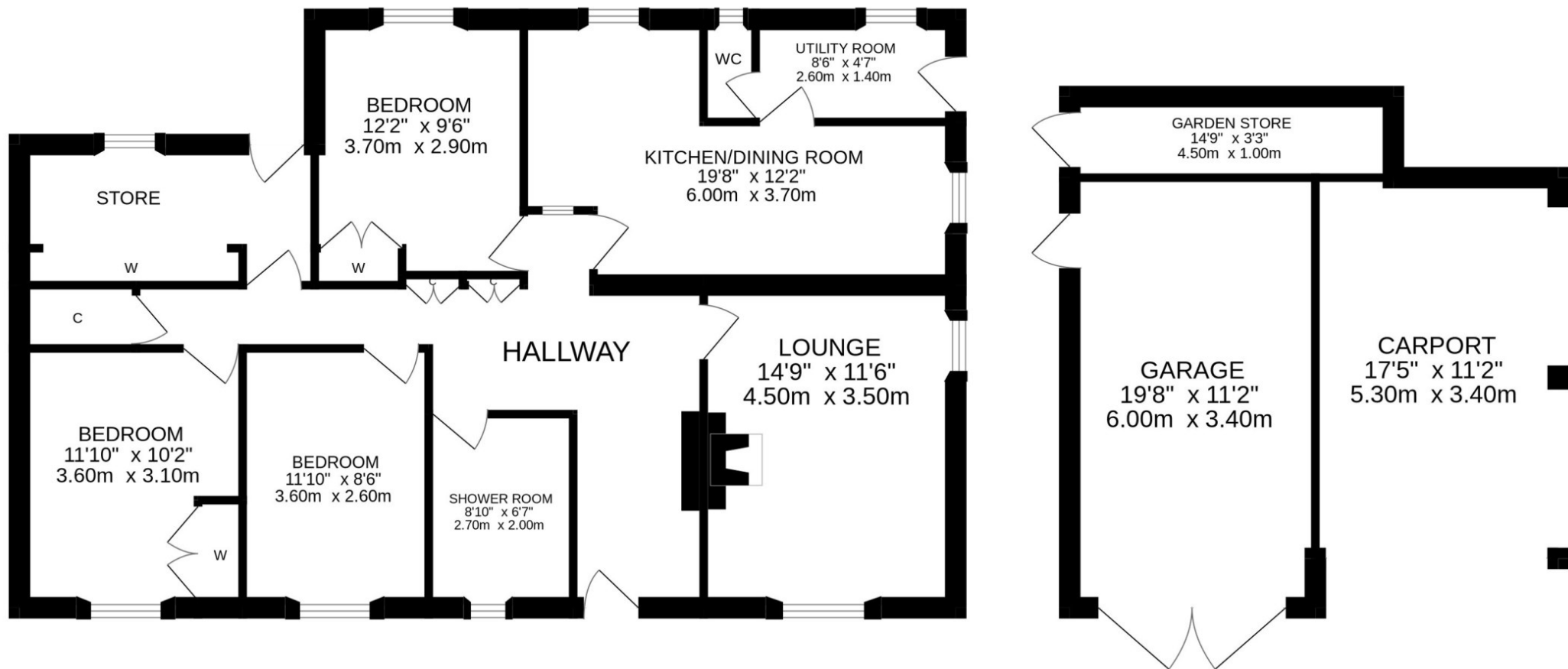












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





**Crieff**

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**Comrie**

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Tel: 01764 670325

**Aberfeldy**

6 The Square, PH15 2DD  
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