



7 Boyd Avenue, Crieff, PH7 3SH

Offers Over £245,000



Upon entering, you are welcomed by an inviting entrance vestibule that leads into a spacious hallway. The good-sized lounge offers a comfortable space for relaxation and entertaining, while the fully fitted kitchen is both practical and functional. The bungalow features three well-proportioned bedrooms, providing ample space for family or guests, alongside a family bathroom that completes the accommodation.

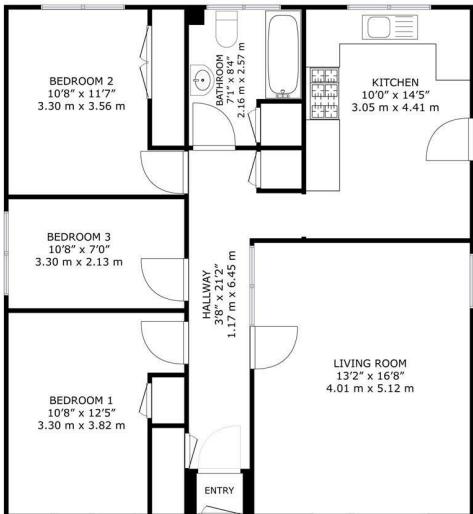
The property benefits from gas central heating and the windows are double glazed throughout.

Externally, the bungalow boasts generous garden grounds to the front, side, and rear. The front garden is laid to lawn, complemented by a driveway that leads to a detached garage, offering convenient off-street parking and additional storage. The rear garden is a good size, predominantly laid to lawn, providing an ideal space for outdoor activities, gardening, or simply enjoying the fresh air.

Location: Crieff is also well placed for access to Auchterarder & Stirling. Within the town itself, Crieff conveniently features various supermarkets, boutique high street shops, primary and secondary schools & restaurants/bars.

Perth is approximately 15 miles away offering a range of shops, professional services, bars and restaurants as well as art galleries, a theatre, a concert hall, cinema and Scone Palace which hosts a variety of events each year. Leisure facilities include an ice rink and sports centre. Perth is often referred to as the gateway to the highlands. For those who enjoy outdoor pursuits the rivers, hills and lochs of the highlands offer a whole variety of activities. There are excellent links from Perth to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh Airport is approximately 45 miles away.

- 3 bed detached bungalow
- Move in condition
- Sought after Crieff location
- Spacious lounge
- Fully fitted kitchen
- Gas central heating
- Double glazed windows
- Front and rear gardens
- Detached garage



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GROSS INTERNAL AREA
TOTAL: 816 sq.ft, 75.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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