

Simple Approach



**18 Strathview Place, Crieff
PH6 2HG**

Offers over £237,950

Simple Approach are pleased to welcome this detached bungalow on Strathview Place to the residential sales market. Set within the ever desirable area of Comrie, this lovely property offers spacious accommodation set across one accessible floor. Comprising; a welcoming entrance hallway, bright and spacious lounge, sizeable kitchen, three bedrooms, a master ensuite and a further family bathroom. Due to its size and excellent location this property lends itself to a wide range of buyers including first time buyers, couples or investors. Practical attributes include gas central heating, double glazing, large private driveway and garage. Viewing is essential to appreciate all that is on offer here at Strathview Place, Comrie.

Lounge

23'7" x 11'1" (7.20 x 3.38)

Kitchen

9'11" x 7'8" (3.04 x 2.36)

Conservatory

9'6" x 8'7" (2.91 x 2.62)

Bedroom One

11'6" x 9'11" (3.52 x 3.03)

Ensuite

7'1" x 3'10" (2.18 x 1.18)

Bedroom Two

10'6" x 10'0" (3.22 x 3.06)

Bedroom Three

9'2" x 8'2" (2.81 x 2.50)

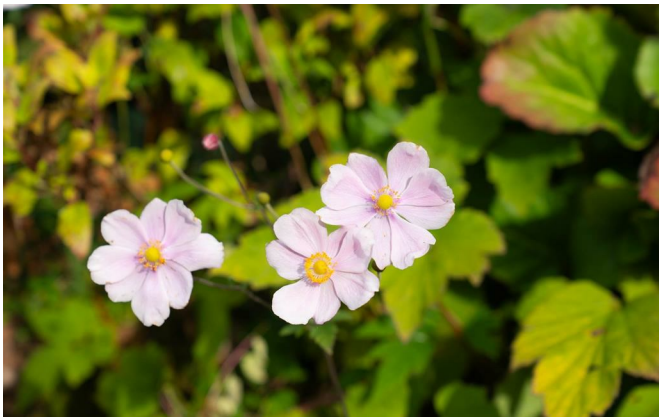
Bathroom

5'7" x 6'11" (1.71 x 2.12)





- Detached Bungalow
- Bright & Spacious Lounge
- Private Garden Grounds
- Three Bedrooms (Master Ensuite)
- Sizable Kitchen
- Large Private Driveway & Garage
- Highly Sought After Location
- Gas Central Heating & Double Glazing



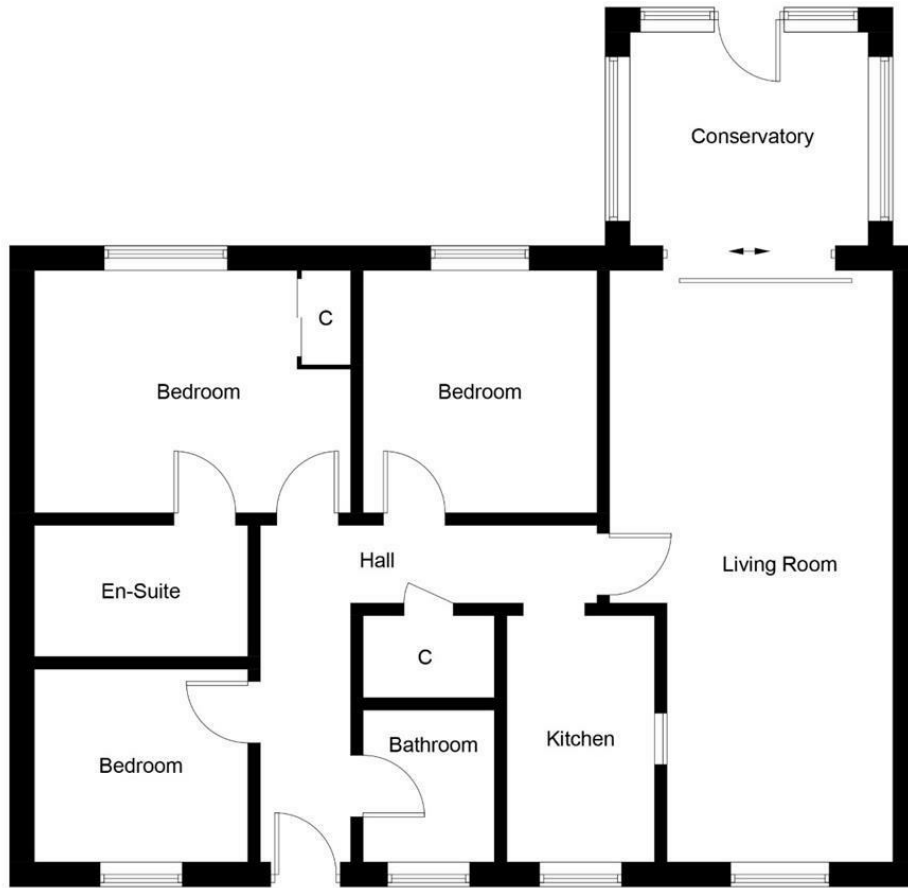
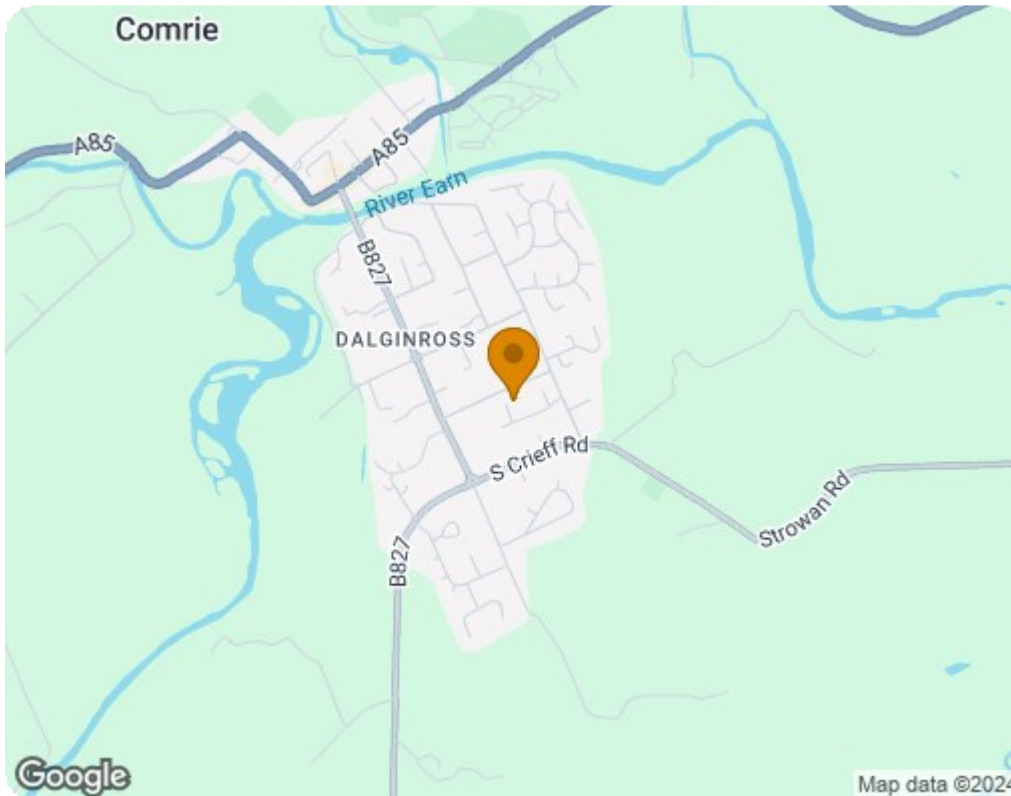


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1133237)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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		86
(81-91) B		
(69-80) C	66	
(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	