

BENLEIGH
EARNBANK ROAD, CRIEFF, PH7 3HQ

IrvingGeddes
W.S. • Solicitors • Estate Agents





BENLEIGH, EARNBANK ROAD, CRIEFF PH7 3HQ

We are delighted to offer for sale this most attractive and spacious detached 2 bed bungalow located within the highly sought after Perthshire market town of Crieff. The property is located in an established private residential area, situated to the south west of the town, with spectacular views to the west. Enjoying an enviable location with views over the River Earn and surrounding countryside, Benleigh is a particularly attractive home that is likely to appeal for those looking to downsize or retire to an easily maintained property with accommodation on one level. Within easy reach of the many amenities available within the town, including post office, cafes, supermarkets, restaurants, medical centre and excellent road links to Perth, Stirling & beyond.

The property has been very well maintained & upgraded to a high standard, and in immaculate condition. The bright and spacious accommodation comprises; ENTRANCE VESTIBULE, HALL, LOUNGE, CONSERVATORY, modern DINING KITCHEN, UTILITY ROOM, TWO DOUBLE BEDROOMS and FAMILY BATHROOM.

HALLWAY - Vestibule leading into a spacious hall, giving access to all living accommodation.

LOUNGE - A sizeable reception room with large double glazed conservatory offering fabulous views over the surrounding countryside.

DINING KITCHEN - Spacious modern kitchen fitted with a range of wall & base units with electric oven & microwave, hob & extractor fan. Ample space for a table and chairs.

UTILITY ROOM - Fitted with a range of wall and base units. Door leading to side garden.

MASTER BEDROOM - Principal bedroom located to the front with built-in wardrobes. A super king - sized bed is currently situated within this room.

BEDROOM TWO - Second double located to the rear of the property with built-in wardrobes.

BATHROOM - Modern white suite with shower over the bath, WC and WHB.

Externally the property boasts a horseshoe driveway offering parking for several cars. Low maintenance gardens to the front and laid mainly to lawn with mature planting to the rear & patio area giving space for table and chairs. A single garage is situated to the side of the property. Boasting a recently installed Tiger Shed Optima 44mm log cabin (14' x 12'), upgraded with upvc anthracite windows, doors and an EPDM roof. This useful space could be utilised as a home office, studio or gym. The large garden grounds give plenty of scope for extending the property. Warmed by gas central heating & double glazed throughout. Likely to be a most popular addition to the market and early viewing is advised.

DIRECTIONS - Upon entering Crieff from Stirling side, pass the Crieff Visitor Centre on the left & cross over the bridge. Turn second left into Ford Road and continue to the end—Benleigh is situated directly ahead (at the beginning of Earnbank Road). **IMPORTANT ARRIVAL INFORMATION** – please use postcode PH7 3HQ in sat-nav, rather than the property postcode provided as this may direct you along a road which is not suitable for access.

Energy Performance Rating 'C' Council Tax Band 'E'

Video Tour: <https://my.matterport.com/show/?m=bWNyXDeryip>

Viewing - Strictly by appointment through Irving Geddes - 01764 653771.





















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

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

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