

2 HOLLYBUSH CRESCENT
CRIEFF, PH7 3QA



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We are delighted to offer for sale this three bedroom detached bungalow located in a prime residential area of Crieff. Well presented & benefitting from gas central heating, double glazing, private gardens & single garage with power & light. This property is non-traditional construction (Dorran).

The well-proportioned layout comprises; Entrance PORCH, HALLWAY with storage cupboard & access hatch to floored attic space, large LOUNGE open to DINING area, fitted KITCHEN with electric hob, extractor fan, electric oven/grill & door to rear garden room, giving access to the fully enclosed rear garden area, SHOWER ROOM, 3 DOUBLE BEDROOMS with built in cupboards. There is new carpeting in two bedrooms and a recently modernised shower room.

The gardens have been landscaped with ease of maintenance in mind. The front has been laid with stone chippings and mature planting. A tarmac driveway leads to the single garage. Access to the rear garden is via gated access at either side of the property. The fully enclosed rear garden is laid with an area of lawn, paved patio area, stone chippings & bordered by timber fencing and mature hedging.

A property likely to have broad appeal, presented in true move-in condition and enjoying a sought-after location. Early interest is advised.

Energy Performance 'D' Rating **Council Tax** Band 'D'

Services Mains water, electric, gas and drainage.

3D Tour <https://my.matterport.com/show/?m=YrNqRuawQXQ>

Viewing Strictly by appointment through Irving Geddes.





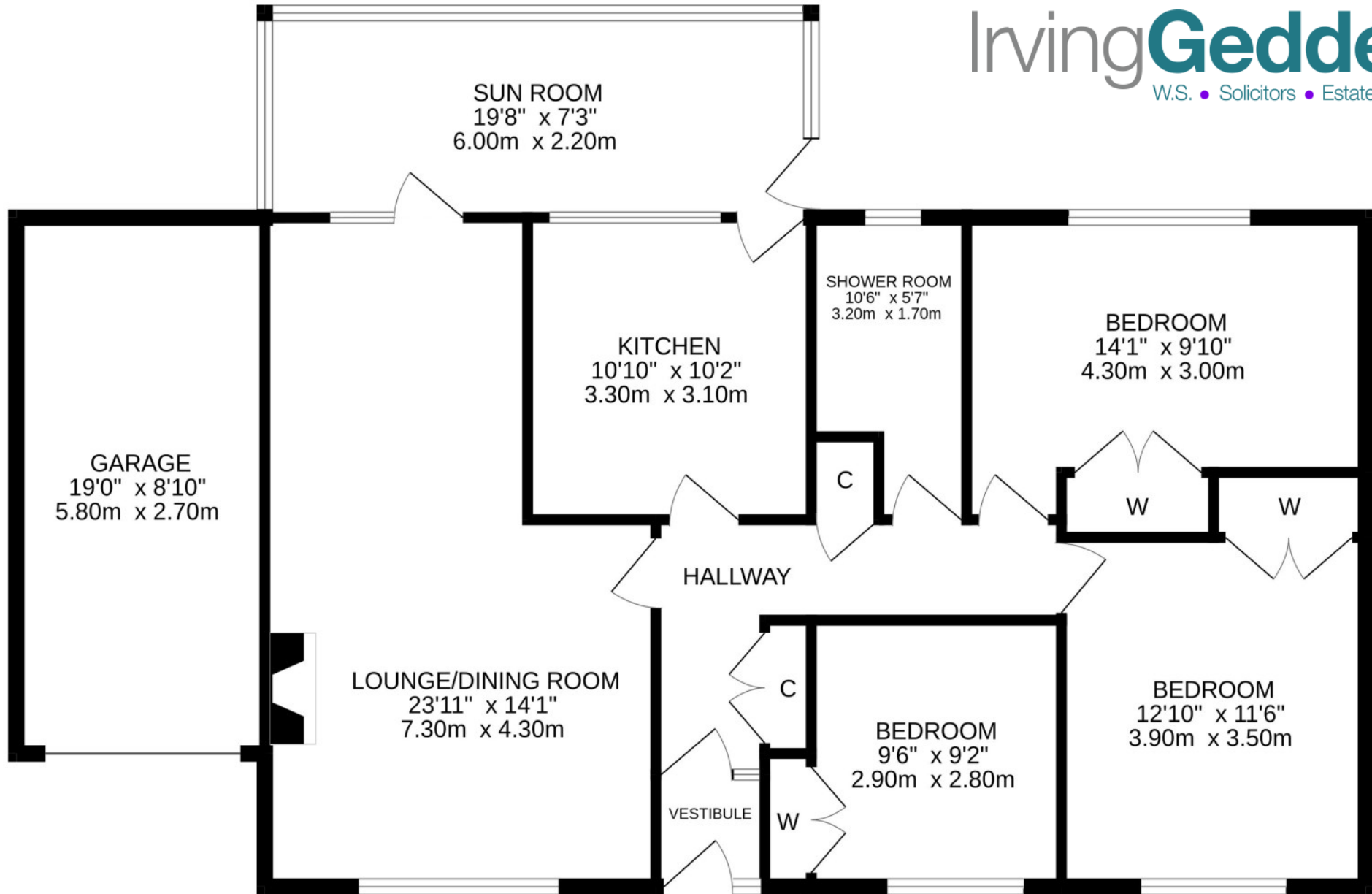














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