



Dellavaird, Duchlage Road
Crieff PH7 3BN



Bright and spacious 3 bedroom detached bungalow enjoying a peaceful and convenient location

 3 Bed  1 Bath  1 Reception

This bright, spacious three-bedroom detached bungalow is peacefully situated within easy walking distance of the town centre. Set amid well-tended gardens with ample off-street parking, it is presented in move-in condition.

Built using Dorran construction, the property offers well-proportioned accommodation suited to a wide range of buyers.

The accommodation includes a generous dual-aspect lounge with a box bay window framing far-reaching views, a modern fitted kitchen with integrated appliances and freestanding appliances included in the sale, a practical utility room, three double bedrooms and a wet room.

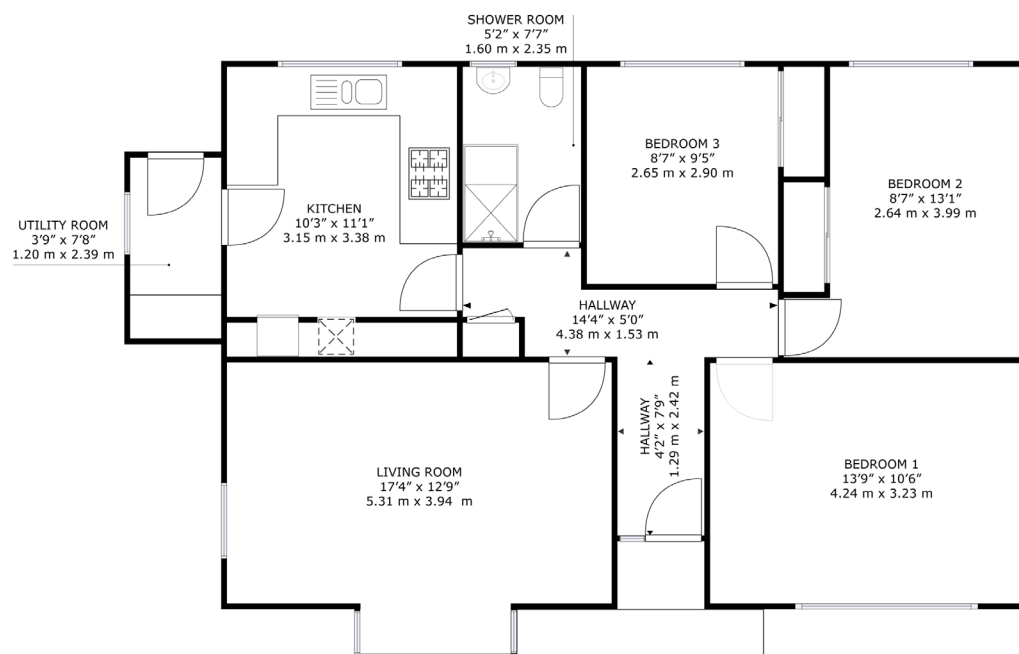
Gardens extend around three sides of the property and feature lawns, planted shrubs and a patio. A large parking area lies to the front.

With double glazing and gas central heating, this appealing property is expected to attract strong interest.

Features

- Quiet, convenient setting
- Detached bungalow
- Spacious dual aspect lounge
- Modern fitted kitchen
- Utility room
- Three bedrooms
- Wet room
- Well-tended gardens to 3 sides
- Generous parking
- Dorran construction
- EPC Rating Band D

Offers Over £215,000



Dellavaire, Duchlage Road, Crieff, PH7 3BN

GROSS INTERNAL AREA
TOTAL: 920 sq.ft, 85.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Crieff is a traditional Scottish market town set amidst Perthshire's stunning scenery. The attractive and bustling town centre supports a wide range of businesses offering the best of food and drink, clothing, gifts, crafts and arts. There is a great choice of cafes and restaurants for fine or casual dining. A popular destination for tourists, Crieff's attractions include the Visitor Centre and Glenturret Distillery. Local schooling is available at primary and secondary level and independent schooling is available at Morrison's Academy and Ardvreck.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.