

ABBOTSFORD, 49 SAUCHIE ROAD, CRIEFF, PH7 4EL
GUIDE PRICE £210,000



IRVING
GEDDES
w.s. | solicitors | estate agents



Abbotsford, 49 Sauchie Road, Crieff, PH7 4EL

Irving Geddes are delighted to offer for sale this spacious four bedroom detached bungalow situated in a central and popular residential area of Crieff. The generously sized & flexible layout comprises VESTIBULE, L-shaped HALL with ample storage, newly fitted KITCHEN with sliding doors to DINING ROOM, LOUNGE with bay window, FOUR DOUBLE BEDROOMS (Master with En-Suite Shower Room) and large FAMILY BATHROOM. The property is warmed by gas fired central heating (a new boiler was fitted in 2017) & is double glazed throughout. The property also benefits from a very large attic space.

Externally the gardens are principally to the front & comprise a private drive offering ample parking and a good sized area of lawn. There is a small paved area of garden to the rear.

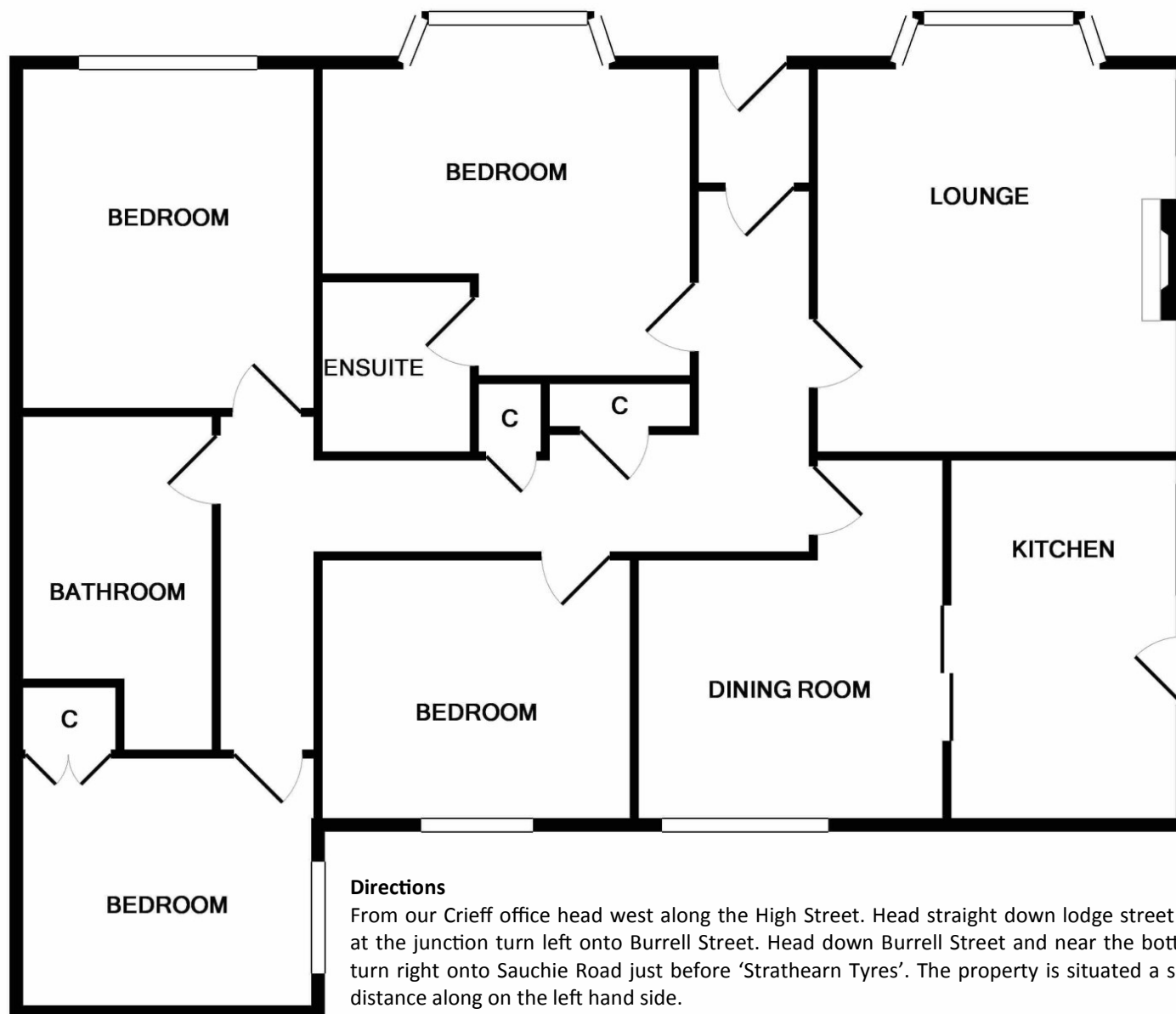
Abbotsford is versatile and substantial family home presented in move-in condition, enjoying a great location and likely to have broad appeal. Early viewing is advised.

Vestibule:	1.12m x 1.22m (3'8" x 4')
Hallway:	4.24m x 7.09m (13'11" x 23'3")
Lounge:	4.04m x 4.85m (13'3" x 15'11")
Kitchen:	2.36m x 4.1m (7'9" x 13'5")
Dining Room:	3.02m x 4.17m (9'11" x 13'8")
Master Bedroom:	4.47m x 3.96m (14'8" x 13')
En-Suite:	1.75m x 1.83m (5'9" x 6')
Bedroom Two:	3.5m x 2.97m (11'6" x 9'9")
Bedroom Three:	3.43m x 3.96m (11'3" x 13')
Bedroom Four:	3.23m x 3.12m (10'7" x 10'3")
Bathroom:	2.2m x 2.74m (7'3" x 9')







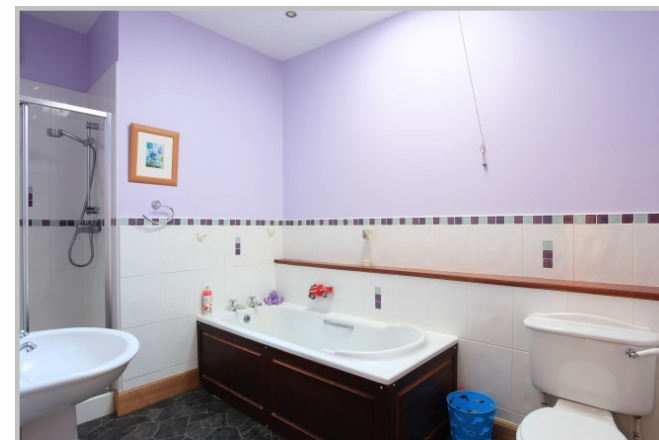


Directions

From our Crieff office head west along the High Street. Head straight down lodge street and at the junction turn left onto Burrell Street. Head down Burrell Street and near the bottom, turn right onto Sauchie Road just before 'Strathearn Tyres'. The property is situated a short distance along on the left hand side.

Viewing Strictly by appointment through Irving Geddes - 01764 653771

Energy Performance Rated 'D' for energy efficiency.



Thinking of selling?
Call us now for a free valuation for your own property

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

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

Aberfeldy
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