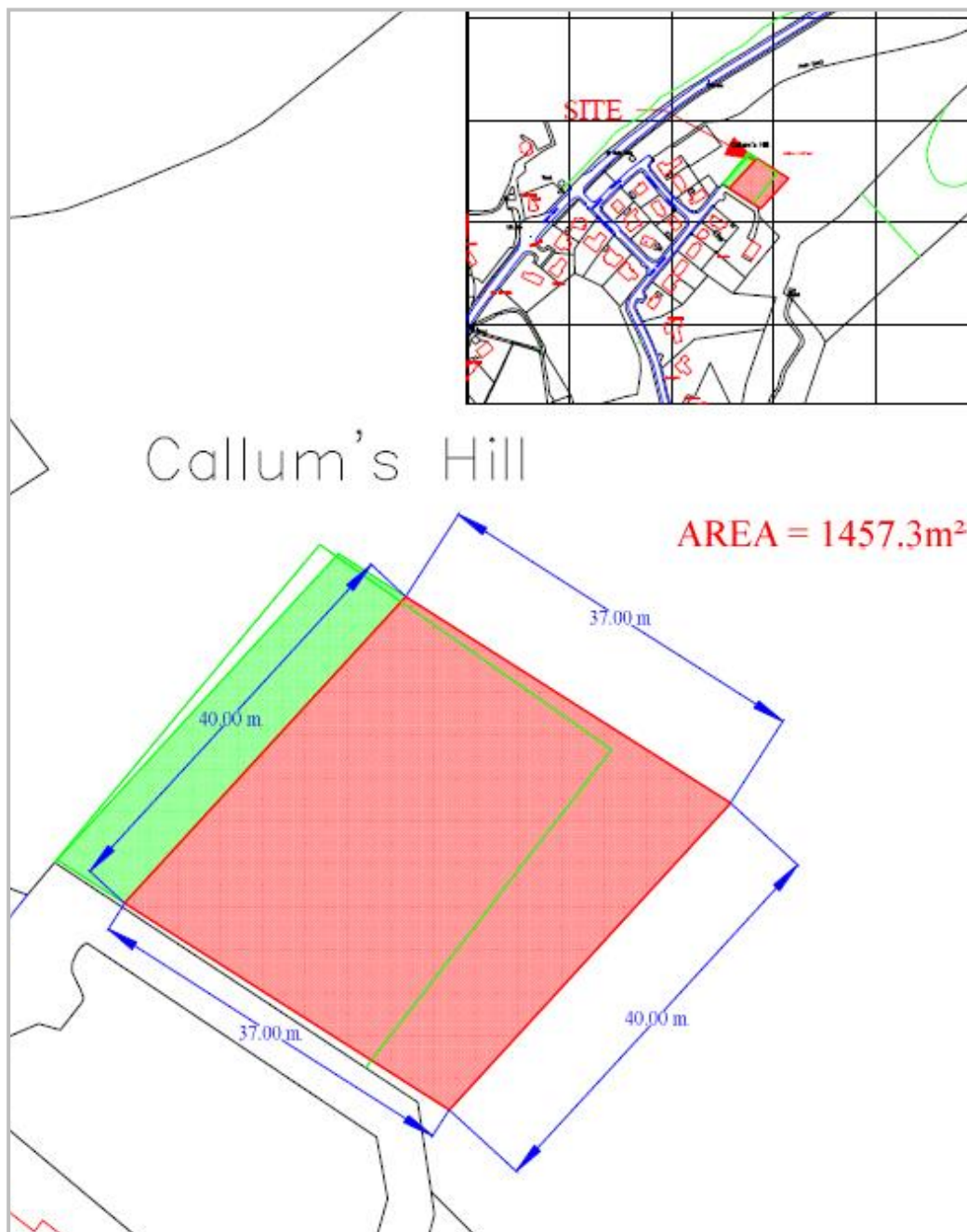




**Fully Serviced Residential Plot with P/P**, Callum's Hill, Crieff, PH7 3LT

**Offers Over £149,500**





Irving Geddes are delighted to offer for sale this rarely available single building plot within one of Crieff's prime spots. The generous plot extends to 1457.3m<sup>2</sup> and enjoys a private position at the end of Baird Terrace, within the sought after residential area of Callum's Hill. The site is situated on the eastern periphery of the town across from the golf course and within easy reach of the centre. Full planning exists for a most attractive and spacious three bedroom bungalow, further details of which can be accessed on the Perth & Kinross Planning Portal:

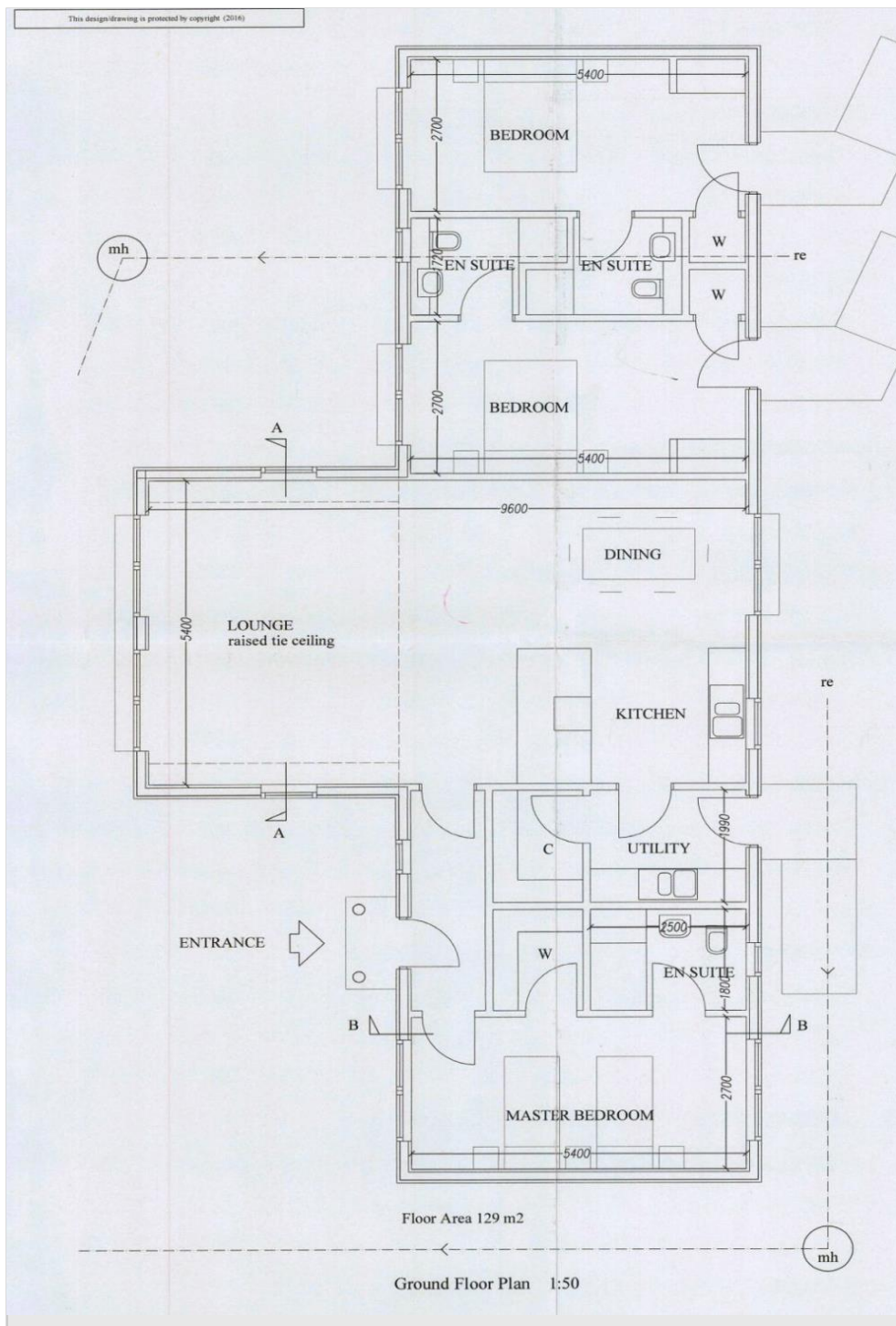
<http://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OA8UE5MK01L00>

For reference, the owner had an application for a larger three bed dwelling approved and a building warrant issued. Further detail available:

<http://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MYTLT3MK00I00>

Further information: A notable feature of the plot is that services are already on site: Mains gas, electric, drainage and water, with phone line and fibre broadband in place.

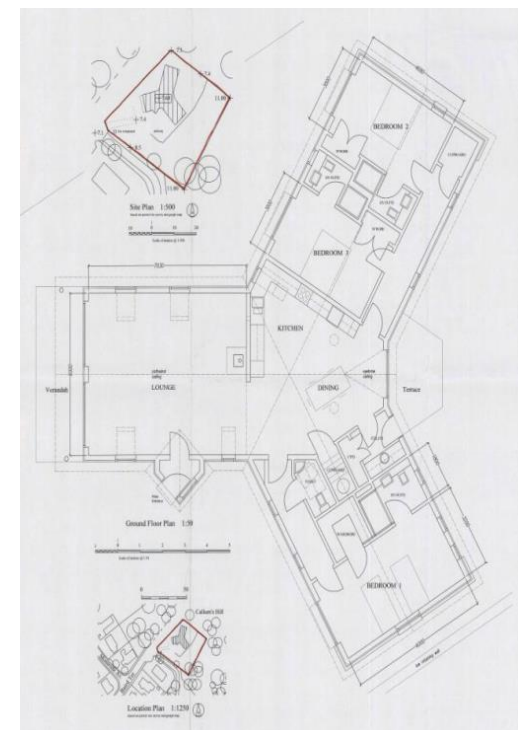




Planning approval exists for a three bed dwelling comprising LOUNGE with vaulted ceiling, open to a DINING KITCHEN, UTILITY ROOM with LARDER OFF & THREE EN-SUITE BEDROOMS (master with DRESSING ROOM). A simple, modern layout offering principal accommodation of public room, kitchen & master suite along with the adjoining bedrooms as self-contained units each accessed externally, offering privacy for a growing family or visiting guests.

The external finish is to smooth grey slate on the rood & attractive light blue or grey weatherboarding on the elevations. The garden ground allows for ample private parking a large area of lawn area & natural screening from existing mature trees.

The initial layout approved is shown adjacent and of course purchasers may wish to apply to the planning department to have this reinstated or indeed submit their own application following purchase of the site.







**Viewing Strictly by appointment through  
Irving Geddes on 01764 653771**

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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**