

**Dunbruach**, 6 Dollerie Crescent, Crieff, PH7 3EF

Guide Price £175,000

**IRVING  
GEDDES**  
w.s. | solicitors | estate agents



## 6 Dollerie Crescent, Crieff, PH7 3EF

Detached bungalow enjoying a most peaceful and private situation within in a mature residential area of Crieff and within easy walking distance of Crieff town centre. Boasting stunning views, flexible accommodation, attractive gardens and potential to convert the fully floored attic.

Well proportioned accommodation comprising; Entrance Hall, Three Double Bedrooms (one currently utilised as a dining room), Lounge, Kitchen & modern Shower Room. Warmed by gas central heating and double glazed throughout. All white goods will be included in the sale

Externally the property benefits from private front and rear gardens with off-street parking to the front and side leading to a detached single garage. The gardens are laid mainly to lawn with mature hedge and stone wall border. The property is presented in move-in condition but would benefit from a degree of modernisation. An attractive, well maintained home offering much opportunity to further develop. Likely to be a welcome addition to the market appealing to a variety of purchasers. Early viewing is advised.

**Lounge** 15'3" (to bay) x 13'3"    **Dining Room /Bed 3** 13'9" x 10'9"

**Kitchen** 9'11" x 7'7"                      **Shower Room** 9'04" x 5'2"

**Bedroom 1** 13'8" x 11'4"                **Bedroom 2** 10'6" x 9'02"



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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.





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#### Energy Performance

Rated 'D' for energy efficiency.

#### Council Tax

Band 'E'.

**Directions** From the centre of Crieff travel east towards Perth. Immediately following the petrol station take the right fork into Dollerie Terrace & then first right into Murrayfield Loan. First right again into Dollerie Crescent and the property is located a short distance on the right.

**Viewing Arrangements** Strictly by appointment through Irving Geddes W.S. on 01764 670325.



**Thinking of selling?**

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**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  
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