



**Falcon Stone**  
**7 Orchard Park, Crieff, PH7 3ES**

**Guide Price £230,000**

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



## Falcon Stone, 7 Orchard Park, Crieff PH7 3ES

We are delighted to offer for sale this most attractive modernised detached bungalow located in a quiet and sought after cul-se-sac within a mature residential area of Crieff. Presented in true move-in condition the accommodation has been upgraded to a high standard by the current owner and comprises; **Hall**, open plan **Lounge/Dining area**, **modern Kitchen**, **Utility room**, **Three Bedrooms** (master with en/suite shower).

The property benefits from double glazing and is warmed by gas central heating (new boiler fitted 2014). Situated within walking distance of Crieff town centre and all local amenities. The property is likely to have broad appeal and early viewing is advised.

### **Hallway**

Providing access to all accommodation. Access hatch to insulated attic space. Storage cupboard.

### **Kitchen** (12'10" x 9'6")

Quality fully fitted kitchen with space for a small table & chairs. Open to utility area.

### **Utility Room** (12'4" x 5'0")

*Useful space with floor & wall units and door to the rear.*

### **Lounge/Dining** (16'8" x 14'6")

A generous room with front and side facing windows, incorporating a dining area with ample space for table and chairs.

### **Master Bedroom/En-suite** (19'10")

Principal bedroom located to the rear with en-suite shower & uninterrupted views to rear garden and open countryside beyond.

### **Bedroom Two/Study** (11'4" x 7'2")

Suitable as a single bedroom/nursery/home office.

### **Bedroom Three** (11'2" x 9'6")

Third double also located to the rear.

### **Shower Room**

Fitted with a modern suite comprising quality shower unit, heated towel rail, WHB & WC

### **Exterior:**

Easily maintained front garden which is laid to lawn with mature shrubs & planting. Private driveway with ample room for four cars, leading to a double garage & Large workshop. The rear garden is also easily maintained & features synthetic grass with flower & shrub borders.

### **Directions:**

Leaving Crieff on A85, pass Shell Petrol Station on left and proceed past Houseproud on the right. Take the next turning on the right into Ochilview Gardens. Proceed around two sharp bends & take the first left into Beech Drive. Falcon Stone can be found directly ahead.





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**View to Callum's Hill**





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EPC Rating 'C'  
Council Tax Band 'E'



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

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

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