

Greenways, 6 Baird Terrace, Callum's Hill
Crieff, PH7 3LT
Offers Over £210,000



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Greenways, 6 Baird Terrace, Callum's Hill, Crieff, PH7 3LT

We are delighted to offer for sale this 3/4 bed detached bungalow enjoying an enviable position in one of Crieff's prime residential areas. Occupying an elevated site in a small, mature residential development located on the eastern edge of the ever popular market town. A well proportioned layout comprising; VESTIBULE, HALL, LOUNGE, KITCHEN, DINING RM/BEDROOM 4, 3 DOUBLE BEDROOMS & BATHROOM. Warmed by electric heating & double glazed throughout.

The front garden is mainly lawn with a paved path leading to the front door and to the side. A tarmac drive leads to a single attached garage which has power, lighting and auto door. The rear garden rises behind the property and is again laid to lawn with an attractive drystone wall and mature trees.

Greenways has a most attractive aspect to the Knock Hill, which overlooks Crieff and the property has a wooded backdrop to the rear. A peaceful, private location yet within easy reach of local amenities including a short walk to Crieff Golf Course. Whilst the property would benefit from a degree of modernisation, it offers much potential for further development and is likely to have broad appeal. Properties within Callum's Hill are rare to the market and early viewing is highly recommended.

Lounge 15'10" x 10'8"

Dining Room/Bedroom 12'4" x 11'10"

Kitchen 9'10" x 8'6"

Bedroom One 14'0" x 10'6"

Bedroom Two 11'6" x 8'6"

Bedroom Three 11'0" x 9'6"





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.



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Directions

From Perth take the A85 towards Crieff. On entering the outskirts of Crieff, with the golf course on the right, take the first left turning, at the sign to Callum's Hill. Turn left at the T junction and Greenways is immediately on the right.

Energy Performance

Rated 'F' for energy efficiency.

Council Tax

Band 'E'

Viewing Arrangements

Strictly by appointment through Irving Geddes W.S.



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

6 The Square, PH15 2DD
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