



**McEwan Fraser Legal**

Solicitors & Estate Agents

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THE LOCATION

Crieff is ideally situated at a gateway to the Highlands, just seven miles from the A9 and within commuting distance of Glasgow, Edinburgh, Stirling and Perth. The town itself has a wide range of retail outlets, a large medical centre, modern Cottage Hospital and dental practices. The recreational facilities within the town include a new leisure centre with a swimming pool, gym and library, Crieff Golf Club and tennis courts. The Crieff Hydro Hotel offers members access to its swimming pools, equestrian centre, golf course, tennis courts and additional leisure facilities.

Schooling in the area is well provided for including the local Crieff primary schools and secondary school campus as well as a number of independent schools within a comfortable daily distance. These include both Morrison's Academy and Ardvreck Preparatory School (both in Crieff), Strathallan in Forgardenny, Kilgraston by Bridge of Earn, Craigclowan on the edge of Perth and Glenalmond lying to the north beyond Methven.

Perth City Centre is approximately 15 miles away giving access to the theatre, cinema, restaurants and leisure facilities. The property itself is well located with easy walking access to MacRosty Park and a range of pleasant river walks. The property also has easy access to the motorway for the commuter.

THE PROPERTY

McEwan Fraser Legal are proud to present to the market this three bedroom detached house, located in a quiet cul de sac within a fantastic corner plot and with separate single garage.

Internally the spacious accommodation would benefit from modernisation and would be of particular interest to the growing family. A glance at the floor plan will help to illustrate the room layouts however only a viewing will confirm the superb potential this family home offers.

The ground floor comprises; spacious double bedroom, a huge living/dining room with dual aspect and potential to reconfigure the kitchen. The kitchen is in good working order and allows access to the rear garden. The family bathroom has an electric shower over the bath. The upper floor has two great double bedrooms both with eaves storage and a shower room.

The property also benefits from a well stocked and maintained garden. There is so much potential with this house for expansion and renovation, viewing is highly recommended.

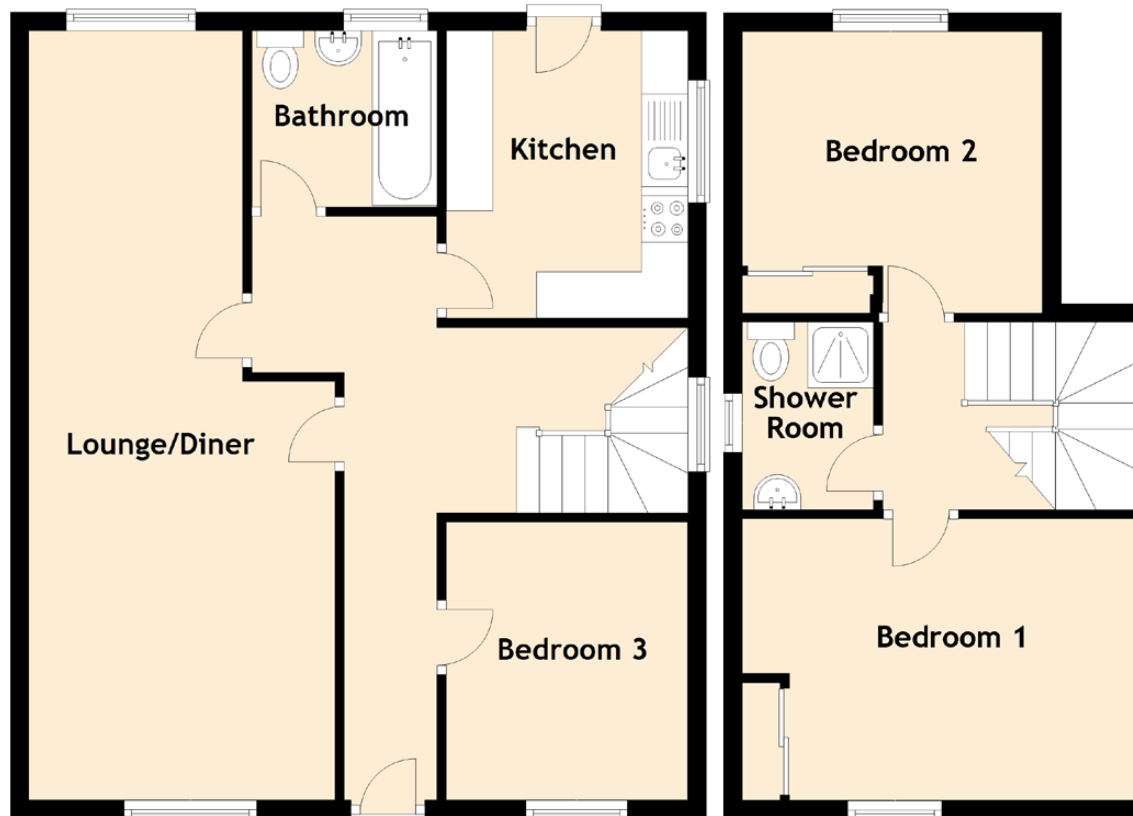


"...There is so much potential with this house for expansion and renovation, viewing is highly recommended..."

BEDROOMS & BATHROOMS



THE DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	8.30m (27'3") x 3.30m (10'10")
Kitchen	3.10m (10'2") x 2.40m (7'10")
Bedroom 1	4.20m (13'9") x 3.00m (9'10")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.90m (6'3")
Shower Room	2.00m (6'7") x 1.40m (4'7")

Gross internal floor area (m²): 85m² | EPC Rating: C

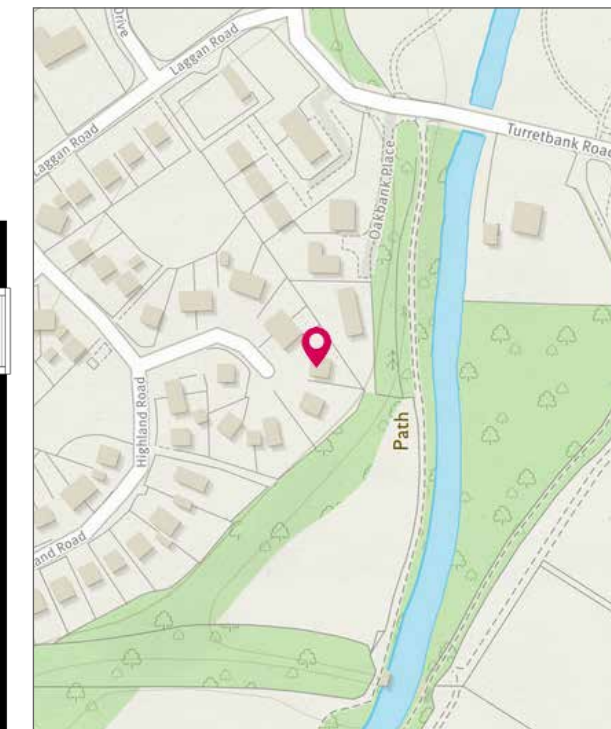


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**Part
 Exchange
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