



25 Ochilview Gardens,
Crieff PH7 3EW

Offers Around
£269,950

This is a detached bungalow which has been refurbished throughout including an attic conversion and a modern fitted kitchen. The recent transformation now provides four generous sized bedrooms spread over the two floors. In addition to the two bedrooms there is a charming hand made staircase, a four piece shower room and a deep storage cupboard all located off the up stairs landing. There are new double glazed windows and doors as well as a new gas fired central heating boiler and upgraded radiators. Externally there are new gutters and down pipes, the roof tiles have been cleaned and there is an electric remote opening roll door fitted on the garage/workshop. The gardens have been laid out with reasonably low maintenance style with ample space on both sides of the house providing off road parking for cars or a caravan. The whole property is well presented and can easily be described as being in a move in condition. A quick glance at the floor plan will only illustrate the rooms layout, therefore viewing is highly recommended to fully appreciate the attention to detail within the renovations, the bright airy rooms and the views onto woods and countryside to the rear of the building. Crieff Town Centre is a short drive away from the dwelling, it offers a wide selection of shopping and business amenities.. There is ease of access onto the Perth Road to the city of Perth. There is a bus halt close to the house, this provides transport links to the locality and to Perth. EPC - D. All white goods are included in the sale. All furniture is also available by separate negotiation.

- HR Valuation £280,000
- Move in condition
- Kitchen dining room
- Close to town centre
- Views to woodlands
- Planning for entrance porch
- Full Length Cellar
- Space to park caravan
- Good off road parking
- New double glazing
- New central heating



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Lounge	18'9 x 14'10	(5.72m x 4.52m)
Dining Area	11'9 x 9'2	(3.58m x 2.79m)
Kitchen Diner	21'5 x 11'9	(6.53m x 3.58m)
Utility	7'5 x 3'6	(2.26m x 1.07m)
Bedroom Ground Floor Ft.	12' x 11'2	(3.66m x 3.40m)
Bedroom Ground Floor Rear	11'10 x 11'	(3.61m x 3.35m)
Bathroom Ground Floor	8'6 x 6'	(2.59m x 1.83m)
Bedroom Upper Floor	14'6 x 10'9	(4.42m x 3.28m)
Bedroom/Study Upper Floor	17'5 x 6'	(5.31m x 1.83m)
Shower room Upper Floor	13'7 x 8'2	(4.14m x 2.49m)
Garage/Workshop	25'5 x 9'7	(7.75m x 2.92m)



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