



**Miller Hendry**  
SOLICITORS AND ESTATE AGENTS



Ptarmigan Connaught Terrace, Crieff,  
PH7 3DJ

- DETACHED BUNGALOW
- LOUNGE/DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- OCH, DG
- SUMMER HOUSE, GARDENS
- DRIVEWAY, GARAGES



Offers Over £270,000

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01738 630222



## Ptarmigan Connaught Terrace, Crieff, PH7 3DJ



Miller Hendry are delighted to bring to the market this Detached Bungalow which sits on a generous plot, tucked away in a quiet location with lovely garden grounds, ample parking and lots of potential.

Entry to the property is through a small conservatory at the front leading into the Hallway from which all the accommodation can be accessed. The Lounge/Dining Room is a lovely light room with a dual aspect, parquet flooring and a fireplace with open fire. The Kitchen is located next to the Lounge and is fitted with a range of units, has space for appliances and a very useful larder. Along the hall there are two Double Bedrooms and a family Bathroom comprising a bath with shower over, WC, wash hand basin and heated towel rail. Externally this property excels, there is a delightful summer house which overlooks the garden and there is a door from this through to one of the single garages, both with electric doors. The second garage is located at the top of the block paved driveway which provides parking for numerous vehicles, perhaps even a caravan or campervan. There is a garden shed and a greenhouse accommodating a 60+ year old vine and lovely well kept lawns with well stocked beds. This lovely property is located within walking distance of amenities in Crieff including bars, restaurants and shops in the town centre and just around the corner from Crieff's golf club with all year round playing and stunning surroundings.

Benefitting from oil central heating and double glazing, Ptarmigan is a very welcome addition to the market and will definitely have broad appeal and early viewing is advised.



### Conservatory/Porch

7'1" x 10'3" (2.16m x 3.12m)

### Hallway

3'8" x 33'11" (1.12m x 10.34m)

### Lounge/Dining Room

12'7" x 20'4" (3.84m x 6.20m)

### Kitchen

9'8" x 10' (2.95m x 3.05m)

### Bedroom One

13'11" x 14'5" (4.24m x 4.39m)

### Bedroom Two

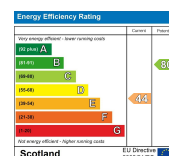
10'6" x 12'7" (3.20m x 3.84m)

### Bathroom

5'6" x 10'6" (1.68m x 3.20m)

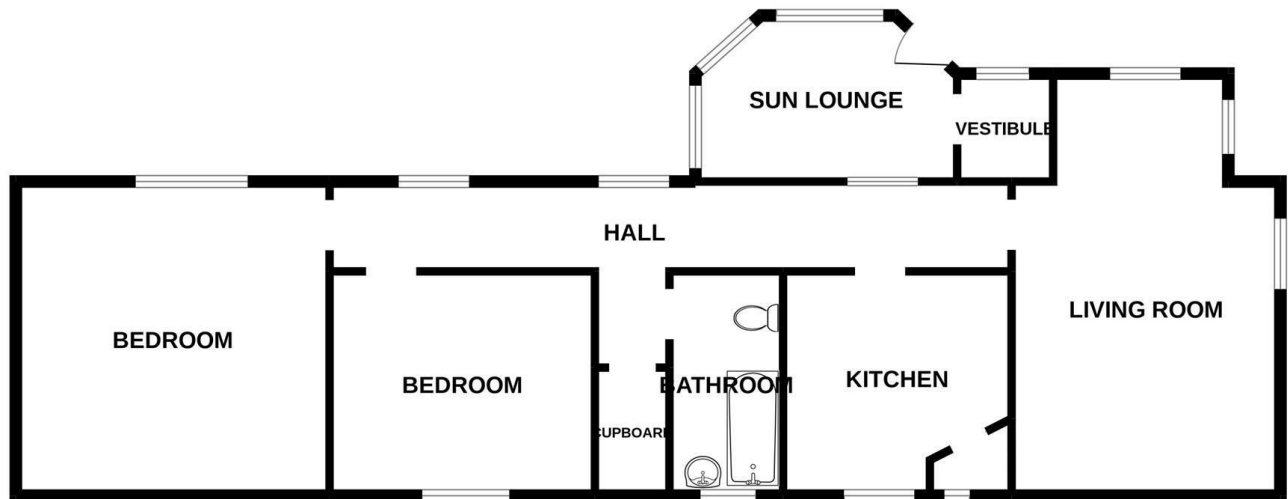


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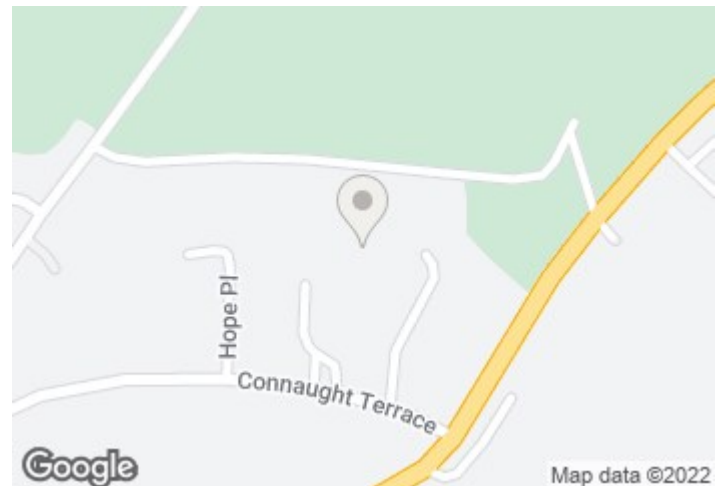


INCLUDED IN SALE: Curtains and carpets.

VIEWING: Contact our Perth Property Department on 01738 630222.

HOME REPORT VALUE: £270,000

COUNCIL TAX: Band C



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First and foremost - your interests



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Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer of contract or part thereof, and dimensions are approximate.