



Miller Hendry
SOLICITORS AND ESTATE AGENTS



**9 Hollybush Road
Crieff
PH7 4EB**

**Offers Over
£150,000**

It is important to read the Schedule
and Home Report as these contain
key information.

- DETACHED BUNGALOW
- NON TRADITIONAL CONSTRUCTION
- LOUNGE, DINING ROOM
- KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- GCH, DG
- DRIVEWAY, GARAGE, GARDENS

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DESCRIPTION

Miller Hendry are delighted to offer for sale this Three Bedroom Detached Bungalow, enjoying a quiet location within a desirable residential area of Crieff. It is in need of some cosmetic upgrading but has lots of potential.

From the front, the property is accessed via a small Vestibule leading into an L shaped Hallway from which all the accommodation is accessed. There are two large storage cupboards in the Hallway as well as access to the attic. The Lounge is open to the Dining Room and gives a lovely light dual aspect reception space with sliding doors to the rear garden.

The Kitchen is fitted with a range of units as well as two further storage cupboards and a door to the garden. There are three Bedrooms, all of which have built in storage. The Shower Room completes the accommodation and comprises a WC, wash hand basin and rectangular shower enclosure with integrated shower.

Benefitting from double glazing and gas central heating, number 9 Hollybush Road is a welcome addition to the market and early viewing is advised.





ACCOMMODATION

| | |
|---------------|------------------------------|
| Vestibule | 4' x 4'3" |
| Hallway | 9'1" x 4'2" and 3'8" x 11'2" |
| Lounge | 13'2" x 14'3" |
| Dining Room | 9'3" x 10'8" |
| Kitchen | 10'3" x 11'3" |
| Bedroom One | 12'4" x 11'1" |
| Bedroom Two | 9'2" x 14'2" |
| Bedroom Three | 8'10" x 9'2" |
| Shower Room | 5'6" x 10'3" |



INCLUDED IN SALE: Fitted carpets, curtains and window blinds.

VIEWING: Contact Miller Hendry Property on 01764 670077

HOME REPORT VALUE/EPC RATING: £150,000 / D

COUNCIL TAX: Band D





LOCATION

Crieff is ideally located approximately 11 miles from the A9 and within commuting distance of Edinburgh, Glasgow, Perth, Dundee and Stirling. The town itself offers a wide range of retail outlets and amenities including a supermarket, doctors surgery, dental practice and swimming and leisure centre. There are several good restaurants and local businesses including the Crieff Hydro Hotel. The surrounding countryside provides for all tastes in outdoor activities, including hillwalking, climbing, fishing, golf and water sports at Loch Earn.

DIRECTIONS

From our Crieff Office turn left and then left again onto West High Street. Follow the road through the town and turn right onto Dollerie Terrace just past the petrol station. Take the second turning on the right onto Hollybush Drive and then first right onto Hollybush Road. Number 9 is on the left hand side.

OUTSIDE

To the front of the property there is a large lawn with planted borders and a driveway leading to a single garage. The rear garden is enclosed with another lawn and borders and a patio for those summer BBQs.

SCHOOLING

Crieff Primary School, St Dominic's RC Primary School, Morrison's Academy and Ardvreck Preparatory School, with secondary education at Crieff High School and Morrison's Academy. Other local private schooling can be found at Glenalmond College, Strathallan, Craigclowan (Perth) and Kilgraston (Bridge of Earn).



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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 or contract or part thereof, and all dimensions are approximate.