



 **clyde**
PROPERTY

14 GALLOWHILL
CRIEFF PH7 3HF

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A beautifully presented three bedroom detached bungalow positioned on a substantial plot with large detached garage, car and caravan port and additional glass outbuilding which houses a hot tub.

Accommodation in full comprises; welcoming reception hallway, bright front facing sitting room, fully fitted dining kitchen, useful utility room, fantastic conservatory, three double bedrooms with the master benefiting from an en suite shower room and a well appointed main bathroom.



AT A GLANCE

- Detached bungalow
- Three double bedrooms (master with ensuite)
- Bright front facing sitting room
- Utility room

THE FINER DETAIL

- Double glazing
- Gas central heating
- Large detached garage
- Glass outbuilding with hot tub
- EPC Band C







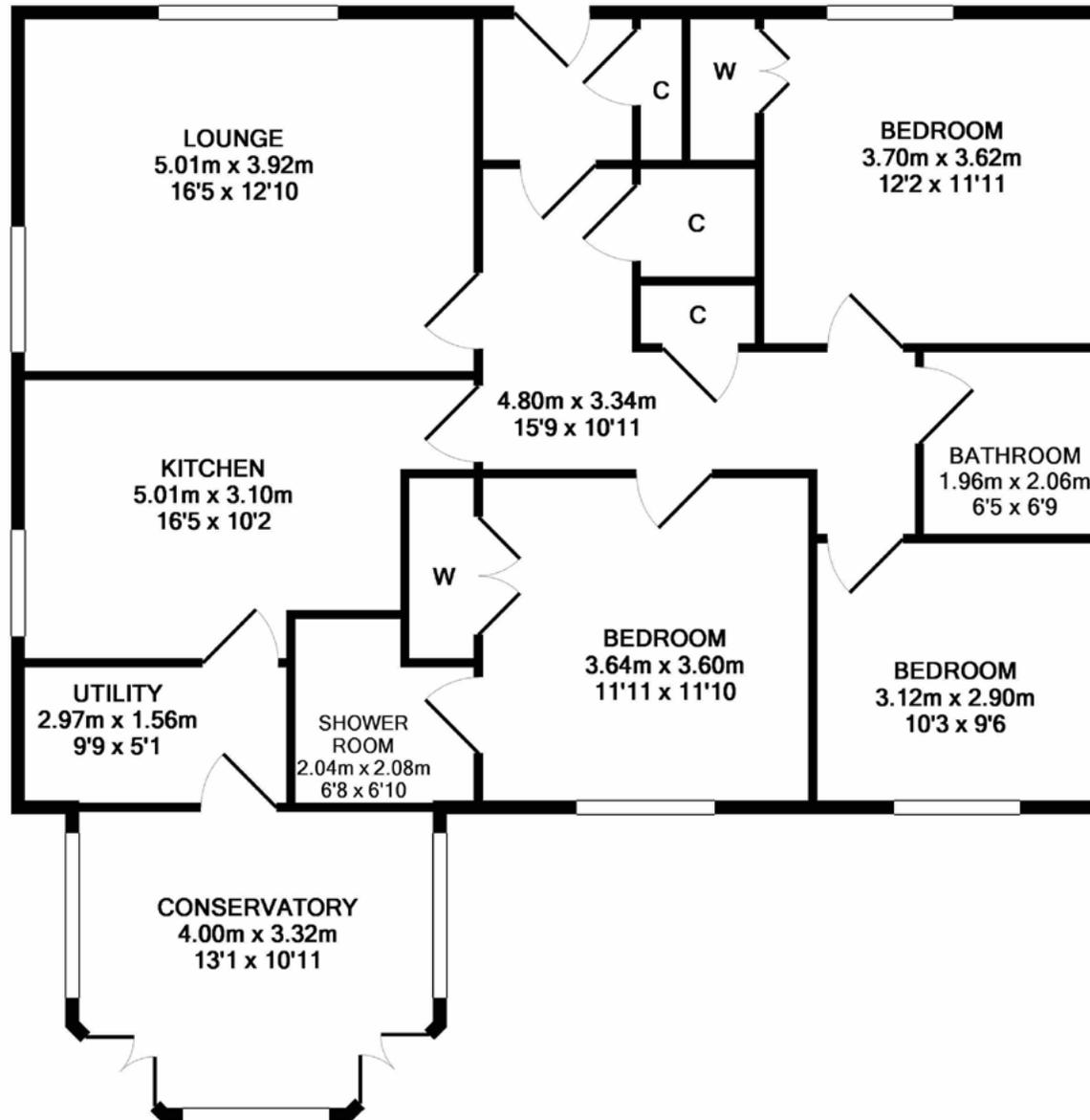
Externally there is a generous courtyard with detached double garage which could easily be redeveloped to offer a studio or home office. There is a fantastic caravan port, three timber sheds, hot tub and parking for a number of cars.

Crieff is ideally situated at the gateway to the Highlands, just seven miles from the A9 and within commuting distance of Glasgow (50 miles), Edinburgh (48 miles), Stirling (23 miles) and Perth (17 miles). The town itself has a wide range of retail outlets, a large Medical Centre, modern Cottage Hospital and dental practices. Crieff Recreation Centre offers a wide range of facilities including a swimming pool, gymnasium and squash courts, and the famous Crieff Hydro also offers a swimming pool, tennis courts, squash courts and horse riding facilities for members.

There are two 18-hole golf courses and a nine-hole course in Crieff itself, and nine-hole courses at nearby Muthill, Comrie and St Fillans. Gleneagles Hotel and Country Club is just 11 miles away, with three championship golf courses, equestrian centre and shooting school. The surrounding countryside provides for all tastes in outdoor activities, including hillwalking, climbing, fishing, watersports at Loch Earn and skiing within easy driving distance at Glenshee and Glencoe. Educationally, there are two primary schools in the town, Crieff Primary and St Dominic's Primary, with secondary education at Crieff High School, and private schooling is available at Ardvreck (preparatory), Morrison's Academy and Glenalmond College.







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EPC Band C

Approx gross internal area 1280.91 sqft | 119 sqm

Property reference XF1438

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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