



ANCONA  
55 SAUCHIE ROAD, CRIEFF, PH7 4EL

IrvingGeddes  
W.S. • Solicitors • Estate Agents



## ANCONA, 55 SAUCHIE ROAD, CRIEFF, PH7 4EL

We are delighted to offer for sale this spacious three bedroom detached bungalow located in a prime residential area of Crieff. Presented in move-in condition and benefitting from off-street parking, private gardens & garage.

The layout comprises; ENTRANCE PORCH, HALLWAY with storage, large LOUNGE/DINING ROOM with bay window, modern fitted KITCHEN with a full range of quality units & integrated appliances, rear porch with door to garden, SHOWER ROOM & 3 DOUBLE BEDROOMS.

The fully enclosed gardens comprise a good sized mono-bloc driveway, leading to a large single tandem garage. The front is laid to lawn with a mature planted border. The rear garden has a paved patio, an area of lawn and timber shed.

Ancona would benefit from a degree of upgrading and provides much potential for buyer to place their own design ideas on a fine family home. Warmed by gas central heating (Worcester combi-boiler) and double glazed throughout. The property is within easy walking distance of the town centre & local parks. Likely to be a welcome addition to the market, early interest is advised.











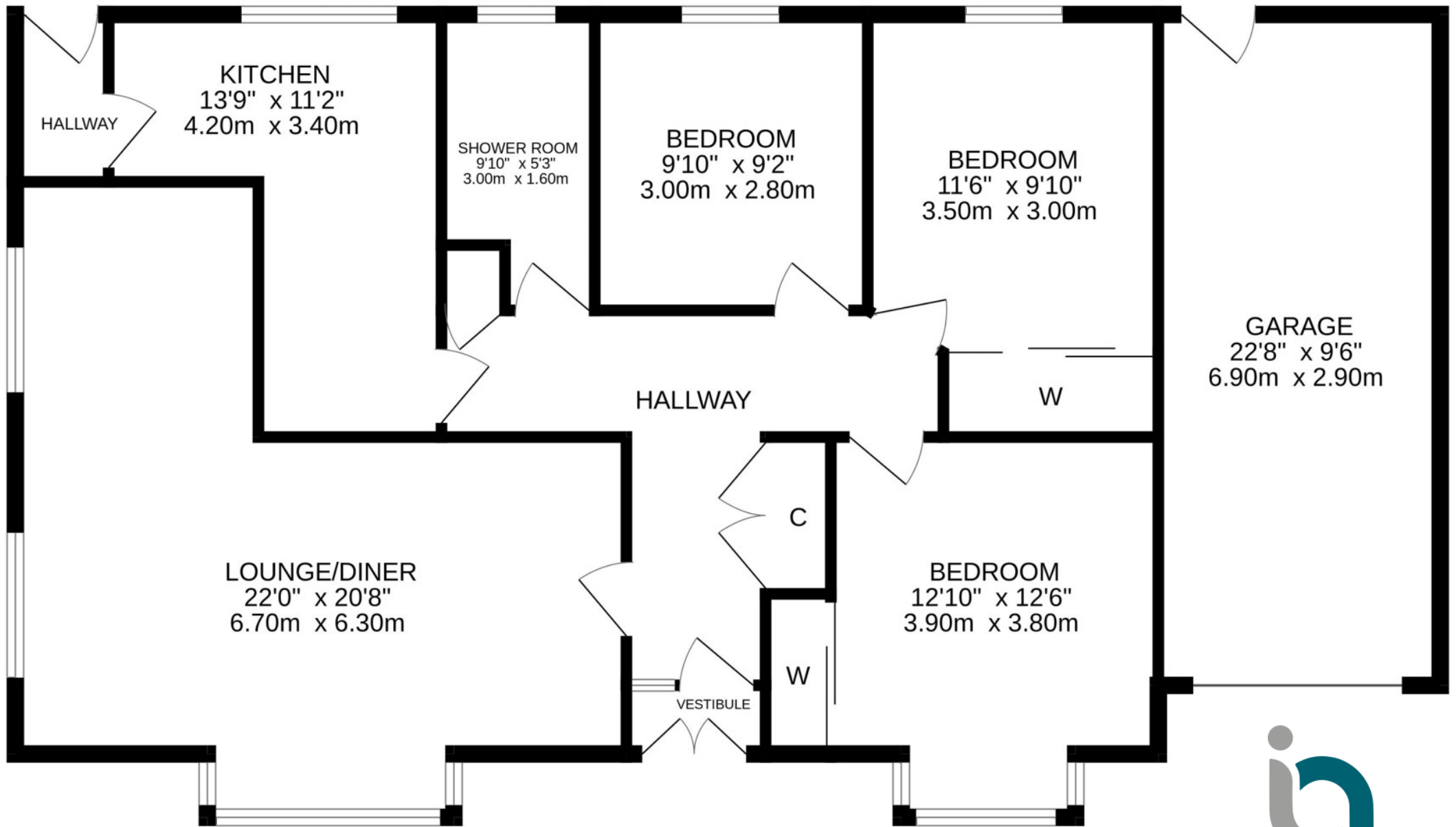












Energy Performance D Rating Council Tax Band E

Viewing Strictly by appointment through Irving Geddes.

Video Tour <https://my.matterport.com/show/?m=3N9dkpmptDo>

Services Mains water, electric, gas and drainage. Double glazed throughout.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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