

3 DALCROY CRESCENT
TUMMEL BRIDGE, PITLOCHRY PH16 5NU



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Irving Geddes are delighted to offer for sale this charming semi-detached three bedroom cottage enjoying a private location in one of Perthshire's most scenic areas. Tummel Bridge is a charming small village located at the head of Loch Tummel, some 13 miles from historic Pitlochry.

The cottage has been upgraded & enhanced by the current owner, and boasts a quiet cul-de-sac location, private parking and gardens. Among works carried out at the property within the last two years include air source heating, solar panel installation, insulation, a wood burner and new flooring in the lounge, new shower room, doors & windows. The layout set over two floors comprises an ENTRANCE VESTIBULE, large LOUNGE, DINING KITCHEN with integrated fridge/freezer, dishwasher and washing machine, UTILITY ROOM, BEDROOM and attached GARDEN ROOM. There are TWO BEDROOMS with built-in wardrobes & a SHOWER ROOM on the upper floor.

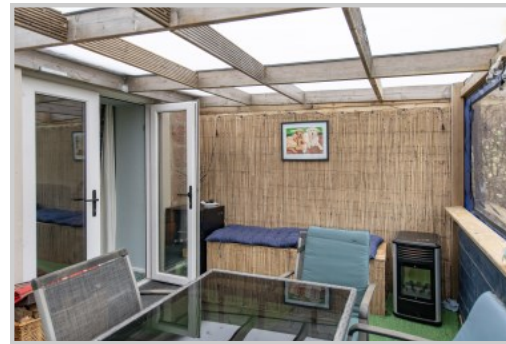
Double doors from the lounge lead to a most useful timber frame lean-to with retractable fabric door/windows, an ideal summer sitooterie. There is a small area of lawn to the front with gravel parking and large single detached garage. The fully enclosed gardens extend to the rear with a lawn, plastic shed and wood-store.

A tremendous home likely to have broad appeal, presented in true move-in condition and enjoying an enviable location. Early viewing advised.

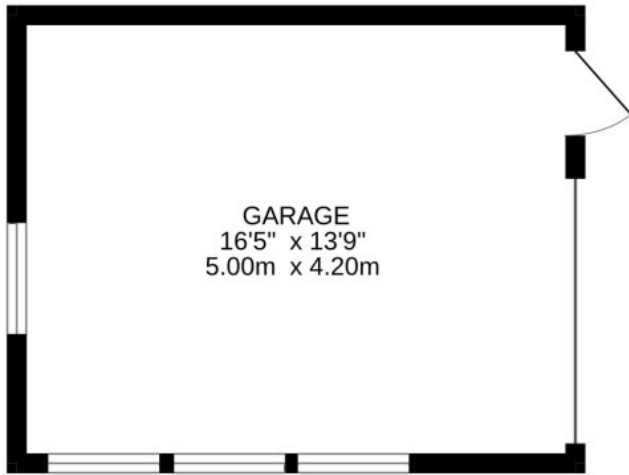












Energy Performance 'tbc' Rating

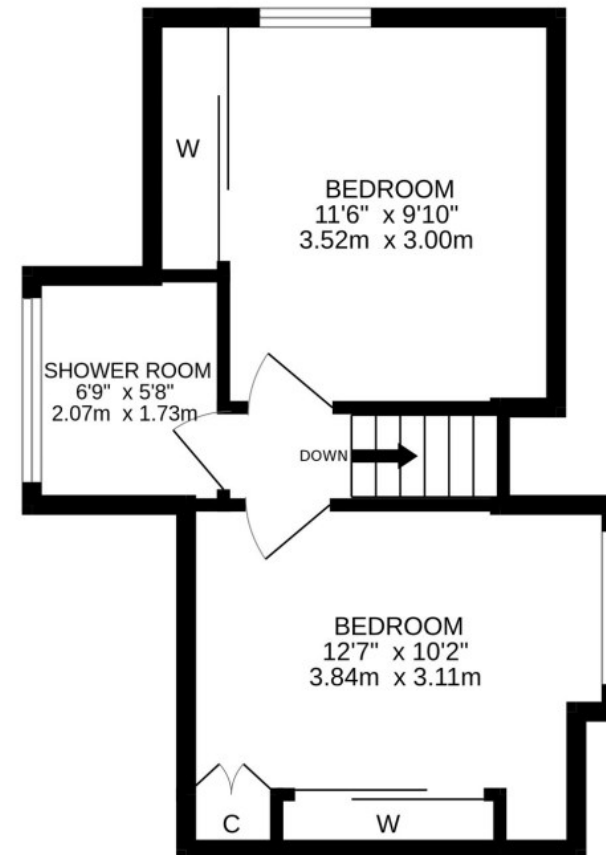
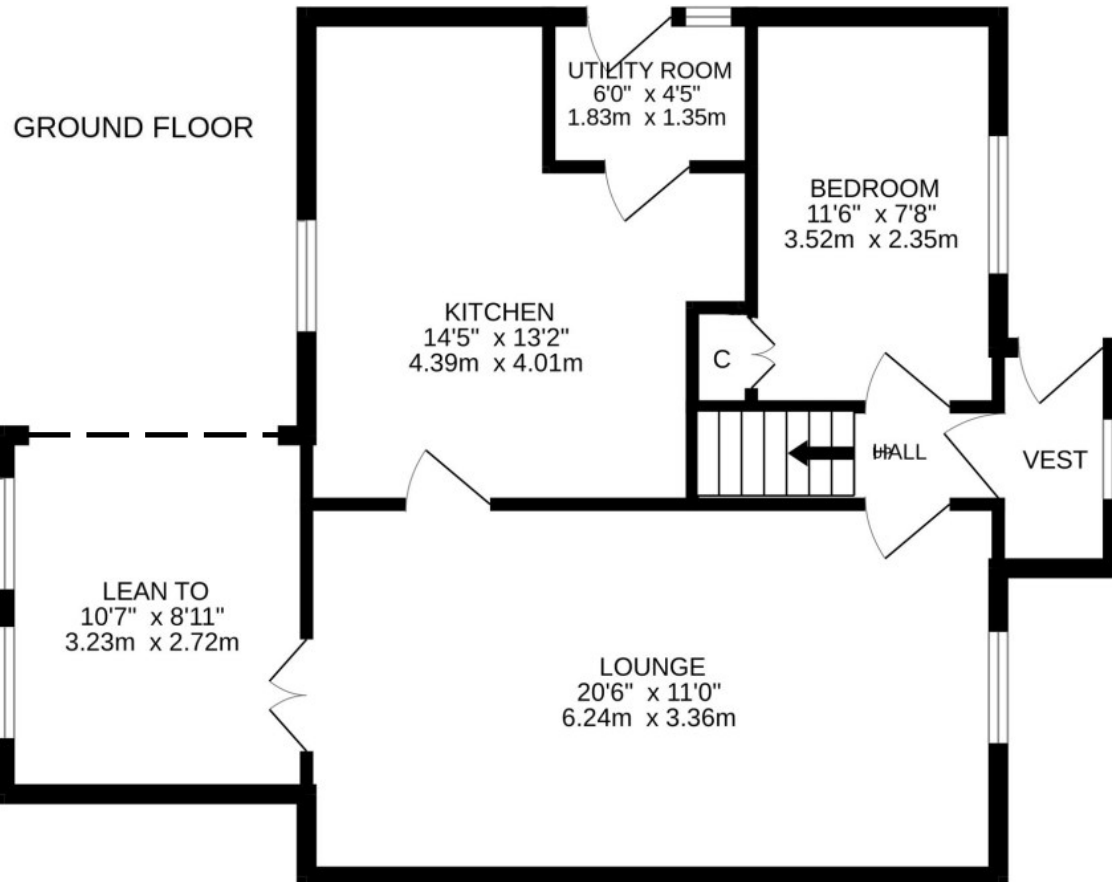
Council Tax Band 'D'

Services Mains water, electric, and drainage.

Home Report Value tbc

Video Tour

<https://my.matterport.com/show/?m=Q1ZCrxCw1YP>



**IRVING
GEDDES**
w.s. | solicitors | estate agents

Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722