

**Moidart** Montrose Avenue, Crieff, PH7 3LU





## Moidart Montrose Avenue, Crieff, PH7 3LU

- Detached three-bedroom bungalow in peaceful cul-de-sac
- Approx. 1,800 sq ft of versatile internal space
- Contemporary kitchen with integrated appliances & island
- Stylish open-plan dining and living area
- Bright conservatory with woodland views
- Primary bedroom with en-suite shower
- Additional sleek family bathroom & guest toilet
- Large private garden backing onto trees
- Driveway, garage & multiple storage areas
- Sought-after location in Callum's Hill opposite golf course

Welcome to Moidart, a superbly spacious and beautifully maintained detached bungalow nestled on a peaceful cul-de-sac in the ever-desirable Callum's Hill in Crieff. Set against the picturesque backdrop of mature woodland and neighbouring Crieff Golf Club, this versatile home offers a rare combination of privacy, style and scale—all on a single level.

Boasting approximately 1,800 sq ft of internal space, the property offers an impressive layout that includes three generous bedrooms (one with en-suite), a sleek and modern family bathroom, and a guest toilet. The heart of the home is the contemporary kitchen, featuring integrated appliances and a central island, which flows seamlessly into the family dining area. The bright and spacious lounge offers access to the charming conservatory, where views of the lush, tree-lined garden create a tranquil indoor-outdoor experience.

Externally, the home continues to impress with well-kept wrap-around gardens, a private driveway and garage, and multiple storage areas. Whether entertaining or relaxing, the setting is both private and picturesque.

This is a rare opportunity to own a substantial, move-in-ready home in one of Crieff's most exclusive yet accessible pockets, perfect for families or downsizers seeking quality on a single floor.





Moidart Montrose Avenue



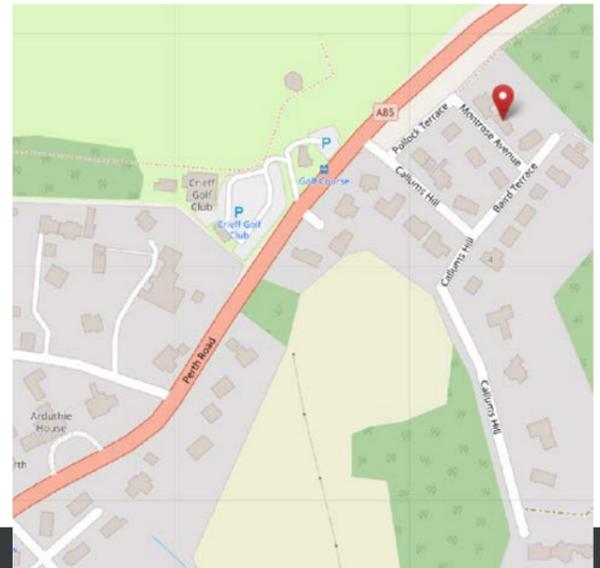


Moidart Montrose Avenue



#### LOCATION

Montrose Avenue sits on the eastern edge of Crieff, offering peaceful surroundings and easy access to nature, thanks to its proximity to Crieff Golf Club and extensive woodland walks. The town centre is within walking distance, providing excellent local shops, cafés, restaurants, and medical services. Families benefit from nearby schooling, including the highly regarded Morrison's Academy and Crieff High School. Commuters can easily reach Perth, Stirling and beyond, with scenic routes in all directions. This area is ideal for those seeking a balance of town convenience and countryside tranquillity—all wrapped up in the charm of a friendly, thriving community.





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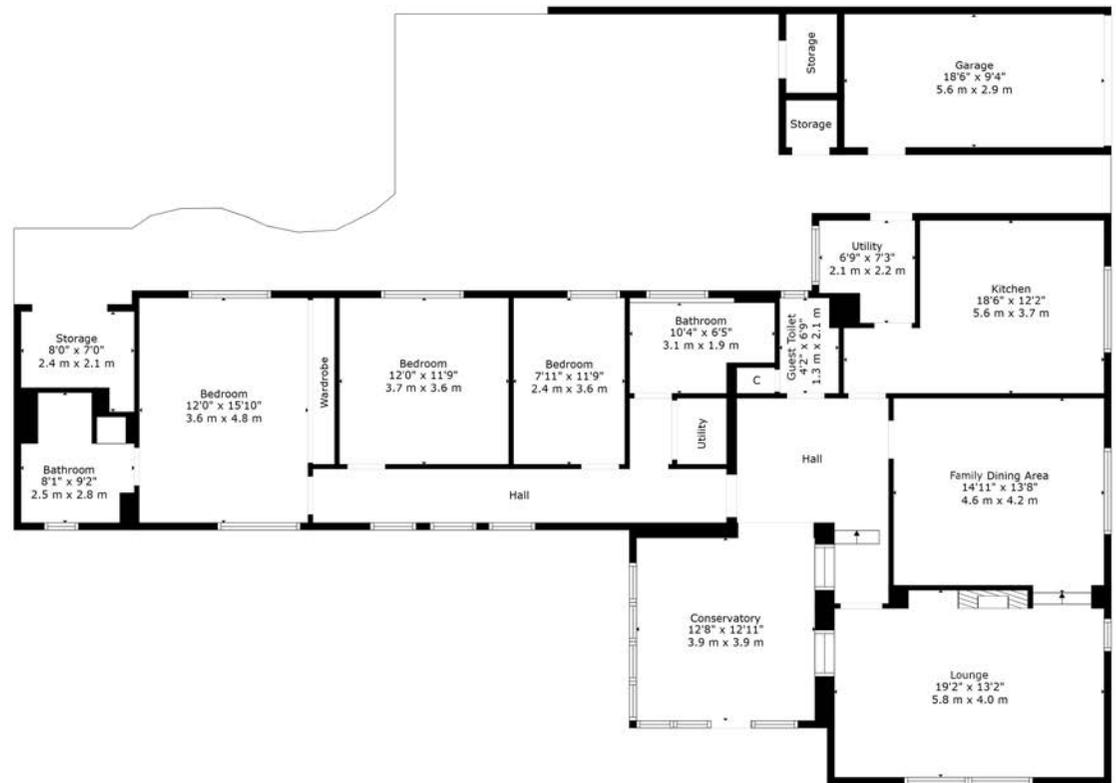
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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



**TOTAL: 1793 sq. ft, 167 m2**

FLOOR 1: 1793 sq. ft, 167 m2

EXCLUDED AREAS: " ": 832 sq. ft, 78 m2, STORAGE: 48 sq. ft, 4 m2, GARAGE: 174 sq. ft, 16 m2,

UNDEFINED: 5 sq. ft, 0 m2

WALLS: 163 sq. ft, 15 m2



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