

Simple Approach



**9 Lintibert Terrace, Crieff
Perthshire PH5 2AJ**

Offers over £123,000

Cash Purchasers Only

Simple Approach are delighted to welcome this three bedroom semi-detached bungalow on Lintibert Terrace to the residential market. Located within the beautiful village of Muthill, set within easy reach of Perth, Auchterarder and Crieff this property is ideally placed for those seeking the benefits of peaceful living without compromising locality to amenities found just a short distance away. Set across one accessible floor this property boasts spacious accommodation throughout, this family home comprises a bright and spacious lounge, a good sized kitchen, three sizable bedrooms, and a family shower room. Boasting sought-after features such as electric heating, double glazing, ample fitted storage and a large private garden to the rear, this property lends itself to a wide range of buyers and is the ideal purchase for any growing family or first time buyer looking for a conveniently located home. Viewing is absolutely essential to appreciate full package on offer, with particular note to the spacious accommodation and the excellent location that is Lintibert Terrace.

Kitchen

9'3" x 13'11" (2.84 x 4.26)

Lounge

14'1" x 12'3" (4.31 x 3.74)

Shower room

6'11" x 5'8" (2.12 x 1.75)

Bedroom

10'10" x 10'10" (3.31 x 3.31)

Bedroom

11'1" x 8'10" (3.40 x 2.71)

Bedroom

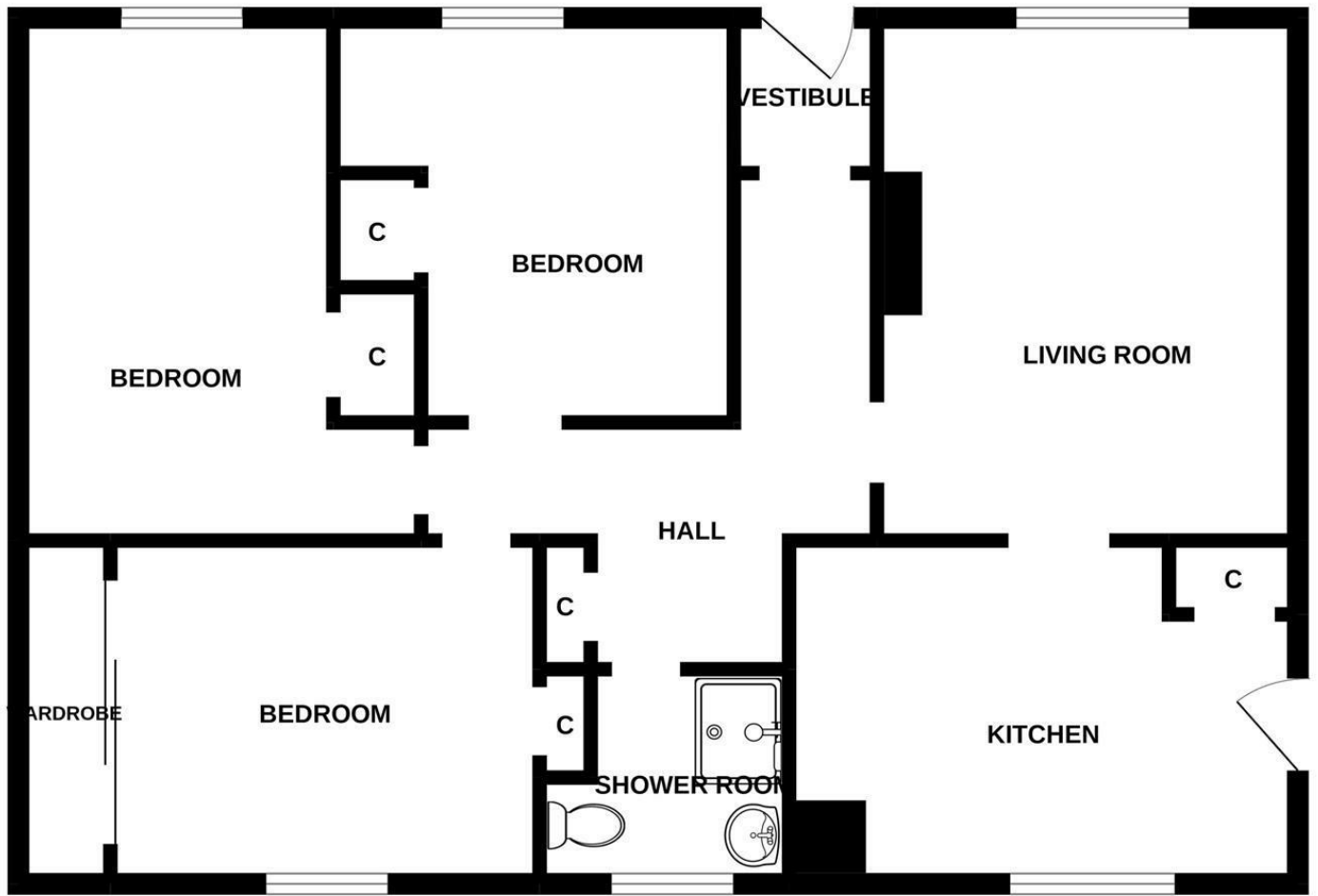
14'3" x 10'7" (4.35 x 3.24)





- Semi Detached Bungalow
- Large Private Rear Garden
- Cash Purchasers Only
- Three Sizable Bedrooms
- Desirable Location
- Ample Storage Space
- Bright & Spacious Lounge





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Scotland		EU Directive 2002/91/EC