

59 INCHBRAKIE DRIVE, CRIEFF,
PERTHSHIRE, PH7 3SQ



IrvingGeddes
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59 Inchbrakie Drive, Crieff, PH7 3SQ

A well presented, substantial five bedroom detached family villa located within the beautiful Perthshire market town of Crieff. The property boasts flexible & generous living space, enjoying a corner position bordering open countryside with views across Strathearn to the Ochil's & set within an established and popular residential area on the eastern edge of the town. Presented in move-in condition, the spacious accommodation over two floors comprising on the ground floor; **Entrance Vestibule, Hallway, Cloakroom/WC, Family Room/Bed 5, Dining/Breakfasting Kitchen** with integrated appliances & patio doors leading to the rear garden, **Utility Room** with door to rear garden. The upper level comprises; **Generous Lounge** with dual aspect views & feature fireplace, spacious **Master Bedroom** with **En-Suite Shower Room** & built in wardrobes, **Family Bathroom** and **Three further Bedrooms**. Externally there are attractive gardens and a double attached garage. Warmed by Gas central heating & double glazed throughout. A most pleasant family villa enjoying a sought-after location.

External

Easily maintained gardens to the front and rear. The front is laid to lawn with flower borders & central paved path leading to the front door and tarmac drive leading to the integral double garage with rear courtesy door (combi-boiler housed here). The rear garden is fully enclosed & benefits from a patio area, good sized lawn with flower borders/shrubs, outside tap & large garden shed.

3D Tour <https://my.matterport.com/show/?m=97oRBRpa1RJ>

EPC Rating 'C' Council Tax Band 'F'

Services Mains Electric, Water & Drainage.

Viewing strictly by appointment only; 01764 653771 or 01764 670325

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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.





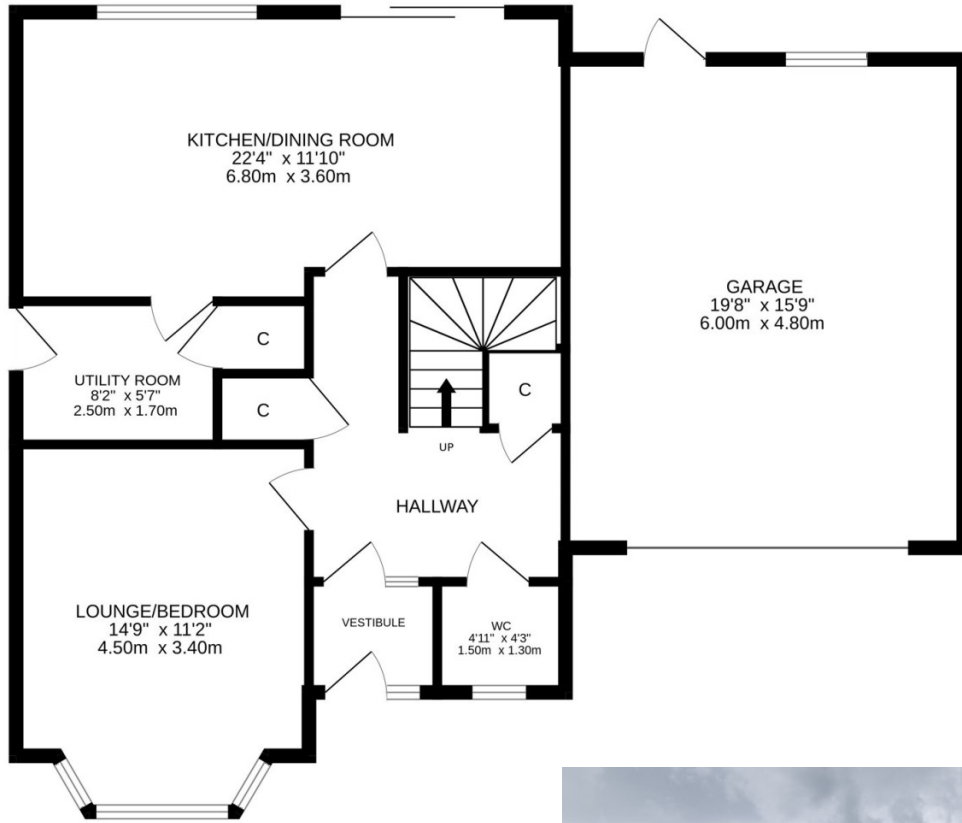




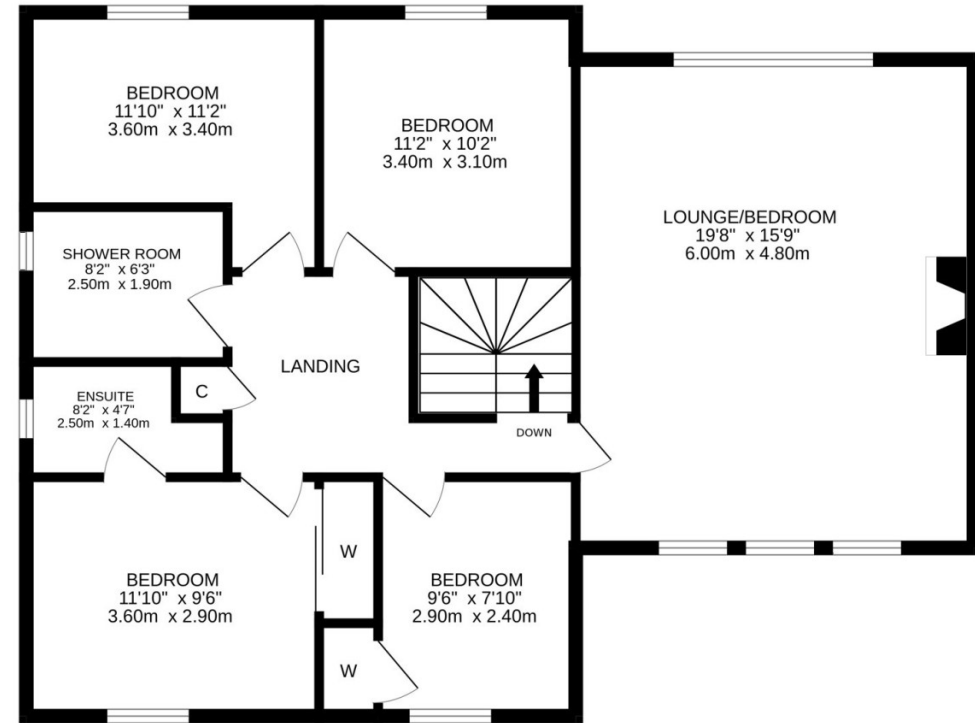




GROUND FLOOR



1ST FLOOR



From the offices of Irving Geddes W.S., proceed up the High Street, passing the Clock Tower on the right hand side and take the road opposite the Shell Garage (Dollerie Terrace). Take the fourth turning on the right into Inchbrakie Drive and the property is located on the first right hand corner.

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Tel: 01887 822722