



7 CRAIG PLACE  
MADDERTY, CRIEFF, PH7 3RA





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Irving Geddes are delighted to offer for sale this substantial, modern four bedroom detached bungalow enjoying a private cul-de-sac setting within large grounds. The property is presented in immaculate condition and benefits from a bespoke fitted kitchen & utility, two reception rooms, contemporary master en-suite, mono-bloc driveway, auto-roller garage doors and quality timber shed.

The accommodation, set over one floor comprises a large **ENTRANCE VESTIBULE**, **L-shaped HALL** with ample storage, spacious **DINING ROOM** with window seating, generous **LOUNGE** with sliding doors to garden, contemporary **DINING KITCHEN** with quality soft-close units, integrated appliances & granite worktops, **UTILITY ROOM** with door to rear & **W.C.** off, **FOUR DOUBLE BEDROOMS**, all with built-in storage & **MASTER** with luxury **EN-SUITE SHOWER ROOM**, and **FAMILY BATHROOM**. Warmed by oil central heating and double glazed throughout.

Externally there is an area of lawn and ample private parking to the front, leading to a double garage, with two auto doors, pedestrian door to the rear and power/lighting. The oil tank is located to the rear of the garage in the fully enclosed garden. Laid mainly to lawn, the substantial rear has mature planted beds, large paved patio and quality timber shed. Also forming part of the subjects is a strip of woodland adjoining the timber fence to the side of the garden, extending to the road side.

A modern family property boasting an enviable rural location, flexible layout and offered in true move-in condition. One likely to have broad appeal and early viewing is advised.

**Viewing** Strictly by appointment through Irving Geddes 01764 653771.

**Energy Performance** Rated 'D'. **Council Tax** Band 'F'

**Video Tour** <https://my.matterport.com/show/?m=qn5HCMCenGw>

**Irving Geddes**  
W.S. • Solicitors • Estate Agents





**Location** Set within a small residential development of 10 properties, no 7 is located at the head of a cul-de-sac and enjoys large garden grounds. The hamlet of St. Davids is within a 5 minutes walk and where the Madderty village hall is located, a social hub for sporting, recreational, educational, cultural and arts events. The highly regarded Madderty Primary school is 1 mile away, & the popular town of Crieff (6 miles) provides an array of day to day facilities including supermarkets, golf course, medical centre, veterinary surgery, post office, primary schools and a community campus with secondary school, swimming pool & library. The Crieff Hydro, located within the town, has an excellent choice of restaurants, & a wide variety of family activities. There are excellent independent schools in the area. These include Morrisons Academy & Ardreck preparatory school in Crieff and Glenalmond to the north of Methven. The world famous Gleneagles Resort is only 9 miles to the south.



















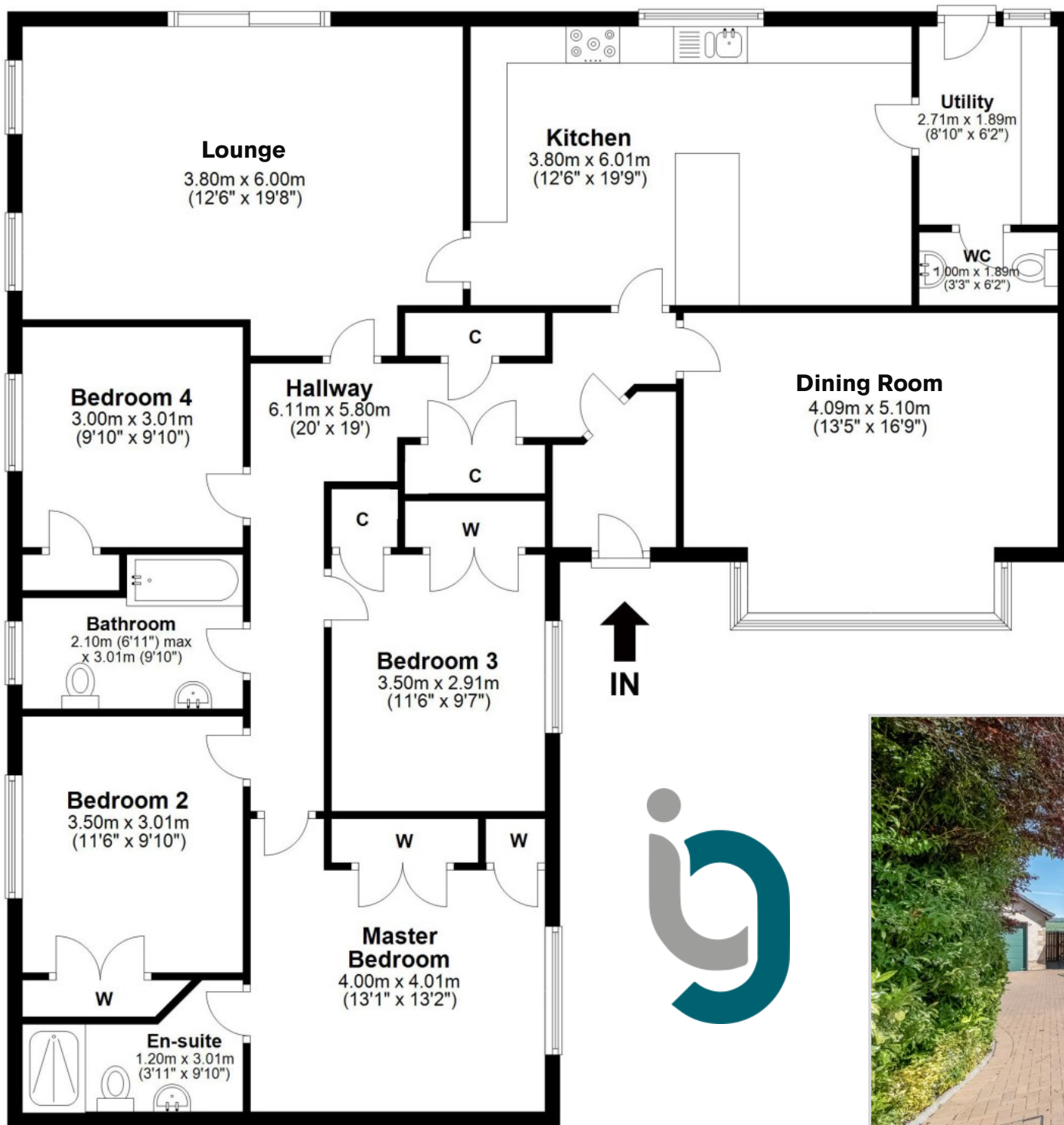


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.

















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