

19 HEBRIDEAN GARDENS

CRIEFF, PERTHSHIRE, PH7 3BP



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Irving Geddes are delighted to offer for sale this immaculately presented and newly decorated four bedroom detached villa, enjoying an ideal location for access to schooling & the centre of Crieff, in an ever popular modern development.

Upgraded by the current owners, the property is set over two floors & comprises on the ground floor; ENTRANCE HALL with newly carpeted stair to upper floor, good sized LOUNGE with under-stair storage, bespoke blackout blinds and access to DINING ROOM, with patio doors to rear. The modern fitted KITCHEN lies off the dining room and leads to a fitted UTILTY with W.C. off and door to rear. The upper floor comprises a newly carpeted LANDING with storage and hatch to partially floored attic, refurbished MASTER BEDROOM SUITE with new EN-SUITE SHOWER ROOM, fitted wardrobes, blind and carpet, re-floored FAMILY BATHROOM with new towel rail, and THREE newly carpeted BEDROOMS, two with black-out blinds.

The property enjoys private off-street parking, large integral single garage and newly landscaped south-facing rear garden. The rear re-fenced and refurbished with low maintenance in mind. A large sandstone patio spans the width of the garden providing an ideal area in which to BBQ & enjoy the sun, paved paths lie to either side with a bin-store/storage area, artificial grass laid to complete the space.

A most attractive modern family home, presented in true move-in condition, boasting a great location, and one likely to have broad appeal.

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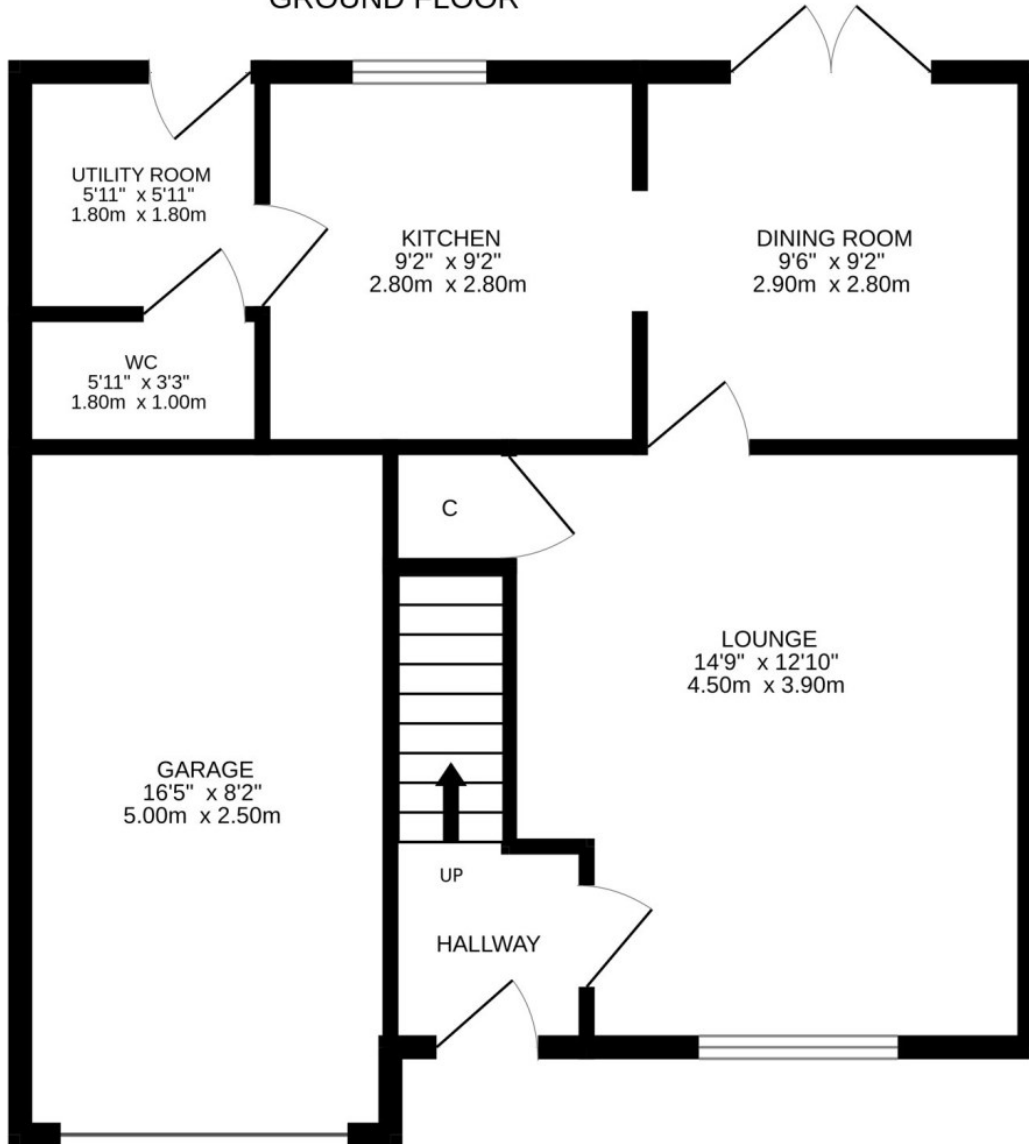




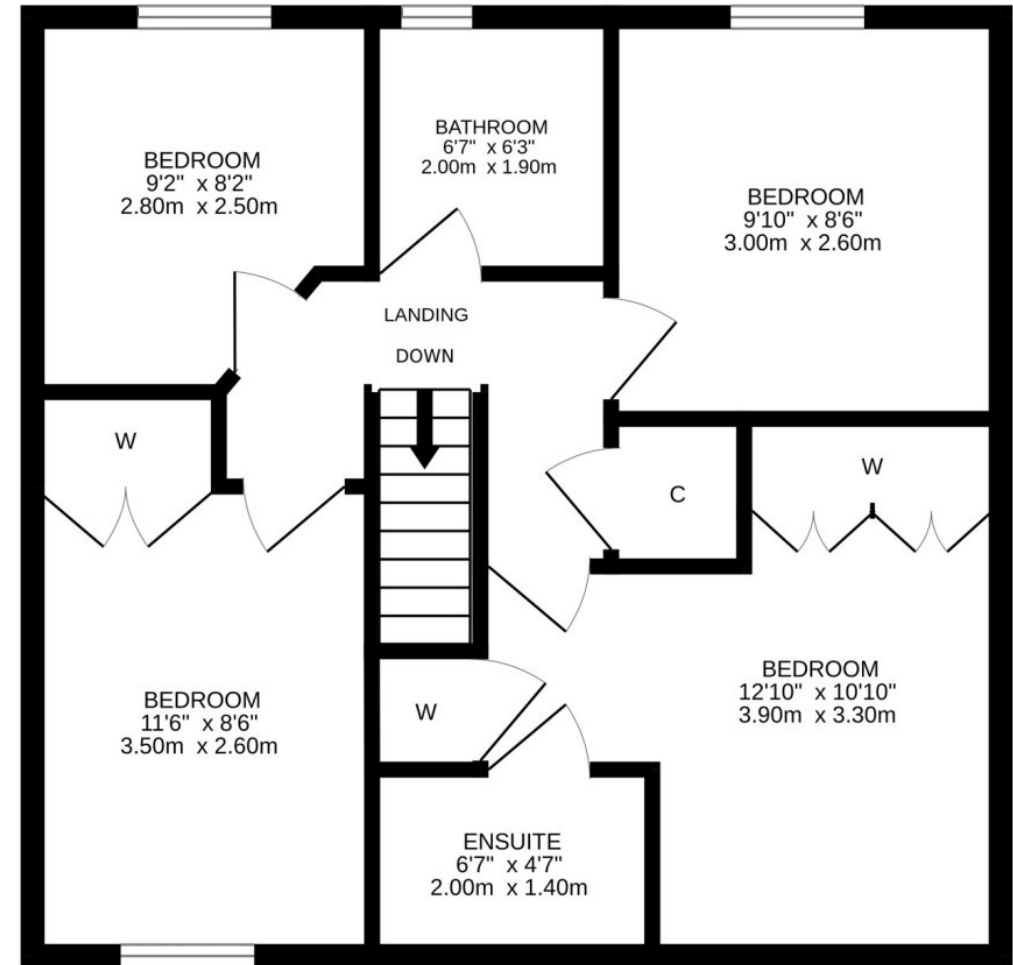




GROUND FLOOR



1ST FLOOR



Energy Performance 'C' Rating Council Tax Band 'E'

Services Mains water, gas, electric and drainage.

Video <https://my.matterport.com/show/?m=UUZFZkAb96Z>

Viewing Strictly by appointment through Irving Geddes.

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