

ROKEBY

1 KNOCK ROAD, CRIEFF, PH7 4AH





IrvingGeddes
W.S. • Solicitors • Estate Agents

ROKEBY, 1 KNOCK ROAD, CRIEFF, PH7 4AH

We are delighted to offer for sale this most appealing period home located within a prime residential area of Crieff. Full of character & charm, the spacious and flexible layout includes five bedrooms & three public rooms, with Rokeby benefiting from generous garden grounds, a beautiful south-west outlook, double gated driveway providing off-street parking and detached garage.

Set over 2 floors & boasting many period features, the ground floor comprising; VESTIBULE, HALLWAY with storage, beautiful LOUNGE with large bay window, DINING ROOM, KITCHEN DINER with stairs to DOUBLE BEDROOM, KITCHEN with door to pantry with walk-in storage & W.C. There is a generous split-level LANDING on the upper floor with THREE DOUBLE BEDROOMS, SINGLE BEDROOM/STUDY, BATHROOM and separate W.C.

A notable feature is the large south-facing garden, with Rokeby sitting in a plot extending to almost 1/3 acre. Attractive and mature grounds with areas of lawn, paved patio and paths, a variety of planted beds, shrubs and trees, ample off-street parking, detached garage and external store.

Rokeby is a handsome, semi-detached family home which would benefit from modernisation, enjoying an enviable location, being within walking distance of the town centre, Spa Hotel and private schooling at Morrison's Academy. Likely to be a very welcome addition to the market, early viewing is advised.

Video Walkthrough <https://my.matterport.com/show/?m=GUA8FtPYBVJ>

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

Services Mains electric, gas, water and drainage.

Viewing Strictly by appointment through Irving Geddes - 01764 653771.







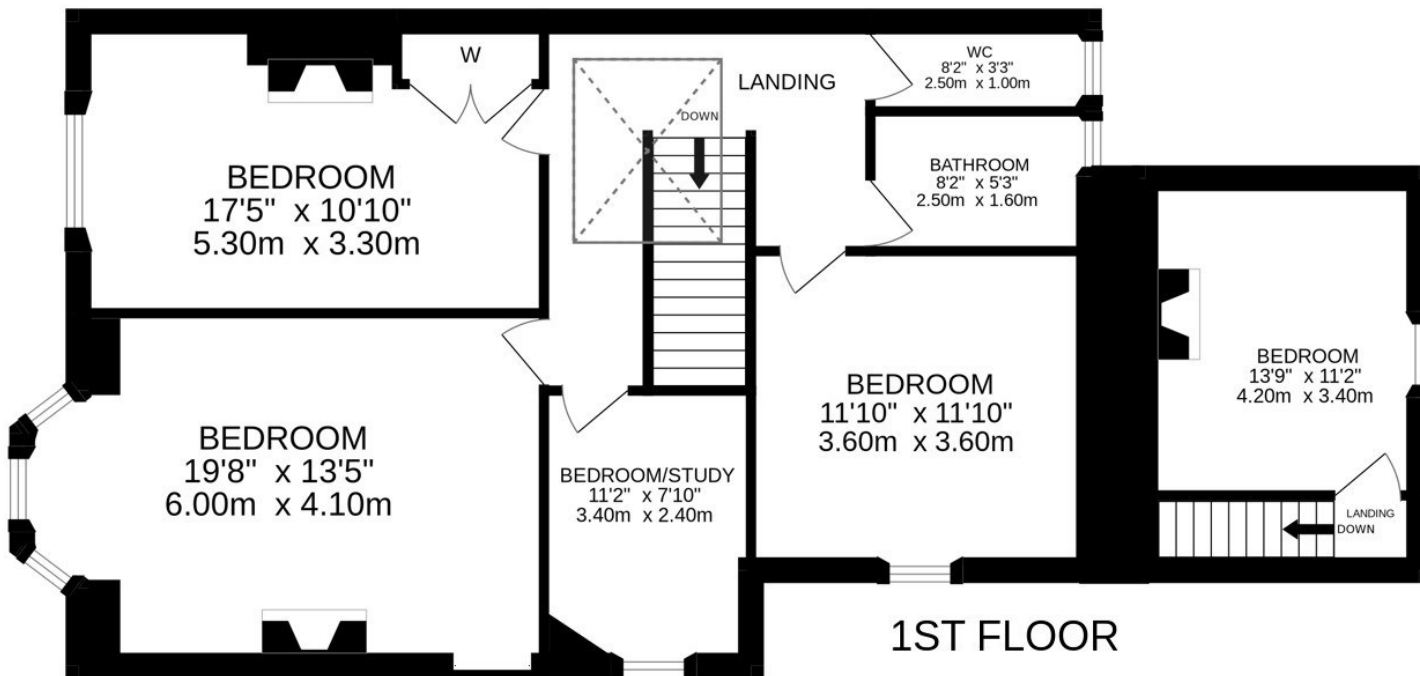
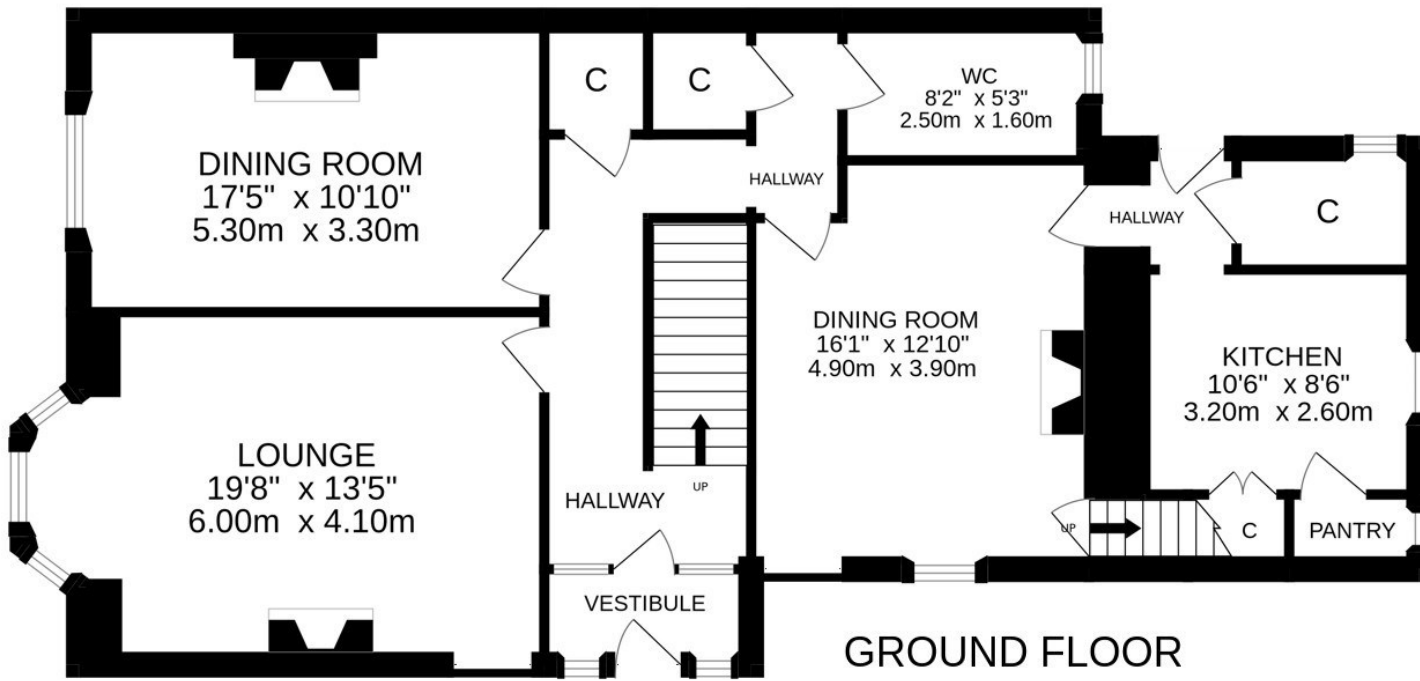












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Crieff
14 Comrie Street, PH7 4AZ
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722