

14 VORLICH ROAD
LOCHEARNHEAD, FK19 8QG







14 VORLICH ROAD, LOCHEARNHEAD, FK19 8QG

Irving Geddes are delighted to offer for sale this deceptively large 4 bedroom detached villa enjoying an elevated position overlooking Loch Earn, boasting a quiet cul-de-sac location within the popular village of Lochearnhead. This bespoke build has an attractive split-level design of versatile accommodation set over three floors. The ground floor layout comprises: EXTERNAL PORCH, L-shaped HALL with storage, UTILITY ROOM with external door, large BREAKFASTING KITCHEN open to DINING ROOM with double doors to a spacious SUN-ROOM with garden access, enjoying a lovely south facing aspect towards the loch & hills beyond. There are 2 DOUBLE BEDROOMS on the ground floor, both with built-in wardrobes, a SHOWER ROOM and W.C. Stairs lead up from the hall to a wonderful LOUNGE/FAMILY ROOM with exposed beams, wood burning stove and a terrific loch outlook. The lower ground floor HALL has storage, and there are two further DOUBLE BEDROOMS on this level, the master with a 'Jack & Jill' BATHROOM and a full wall of built-in wardrobes with shelving and hanging rails. The property is warmed by LPG fired central heating & is double glazed throughout.

The property benefits from attractive private gardens. Ample parking on a mono-bloc driveway leading to a large double garage/workshop with W.C. & ladder access to an extensive floored loft, sheltered roof overhang and walk-way linking the garage to the property, & there is a wood store at the rear. The fully-enclosed rear is laid to lawn with mature planting, a most pleasant burn runs down the edge of garden over which three charming bridges span the banks, leading to a garden pond.

A quality, individually built home of much appeal, boasting a prime location.

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

Video Tour <https://my.matterport.com/show/?m=PVf93mL79GY>

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

IrvingGeddes
W.S. • Solicitors • Estate Agents







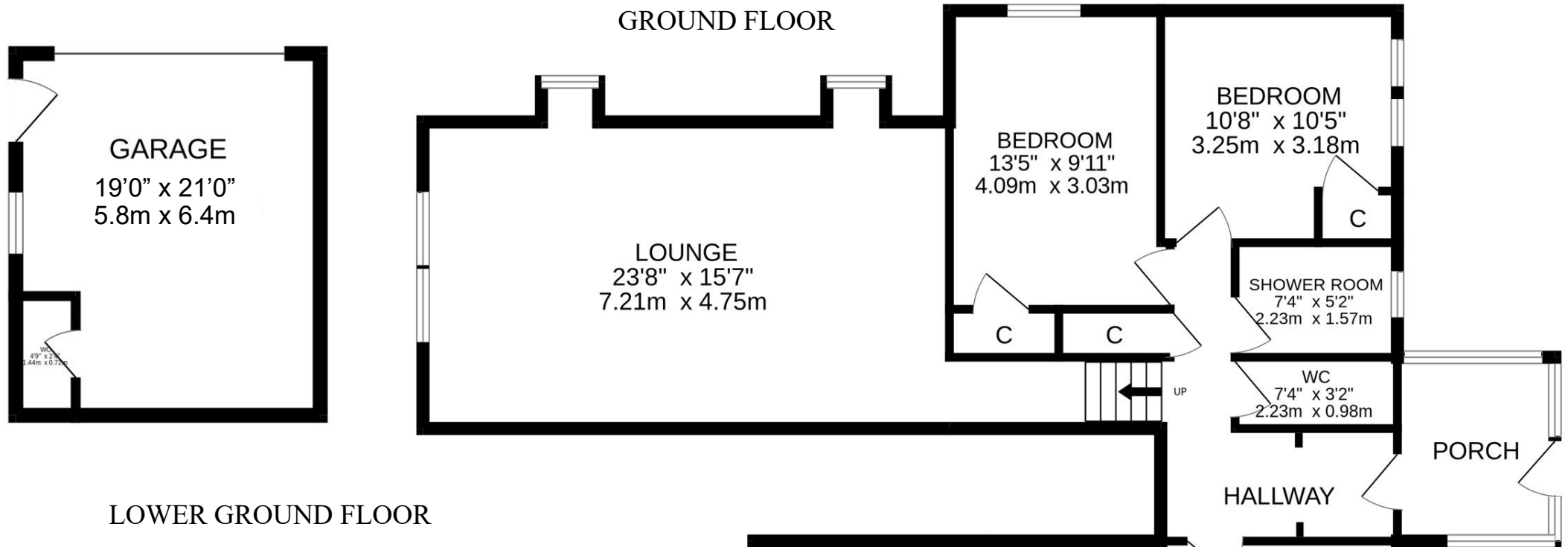




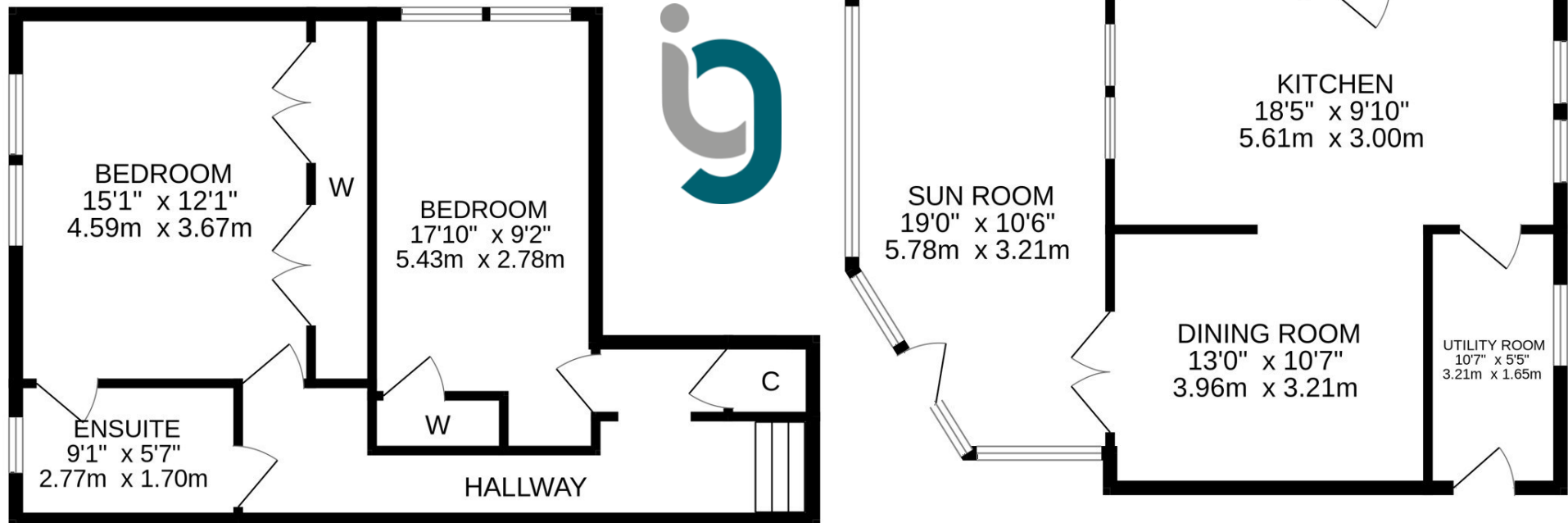




GROUND FLOOR



LOWER GROUND FLOOR





Grieff

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

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722