



9 ANGUS CRESCENT,
CRIEFF PH7 4LF

IrvingGeddes
W.S. • Solicitors • Estate Agents

9 ANGUS CRESCENT, CRIEFF, PH7 4LF

We are delighted to offer for sale this three bedroom detached villa enjoying an enviable cul-de-sac location within a popular development. Set at the end of the Crescent, in a large plot of landscaped gardens with a woodland backdrop overlooking Lady Mary's Walk and within easy reach of Macrosty Park. The flexible layout is set over two floors with generously sized accommodation comprising on the ground floor; HALLWAY with CLOAKROOM CUPBOARD, large under-stair CUPBOARD, FITTED KITCHEN with rear door, LOUNGE with sliding doors to DINING ROOM & GARDEN ROOM providing direct access to the patio area. The upper floor comprises; THREE BEDROOMS (two with built-in wardrobes) and FAMILY BATHROOM with separate shower cubicle. Warmed by gas central heating.

A notable feature of the property is the large, fully enclosed garden. The front is laid to lawn with mature planting, and boasts ample off-street parking in addition to a substantial single garage with power and lighting (re-roofed 2013). The fully-enclosed rear is laid mainly to lawn with numerous mature trees and shrubs, patio area, greenhouse & timber shed. Boundaries are formed by a mixture of timber fencing, stone walling & hedgerow.

A quality family home set in superb garden grounds, presented in move-in condition, & enjoying a prime location. A property with broad appeal and a welcome addition to the market. Early interest is advised.





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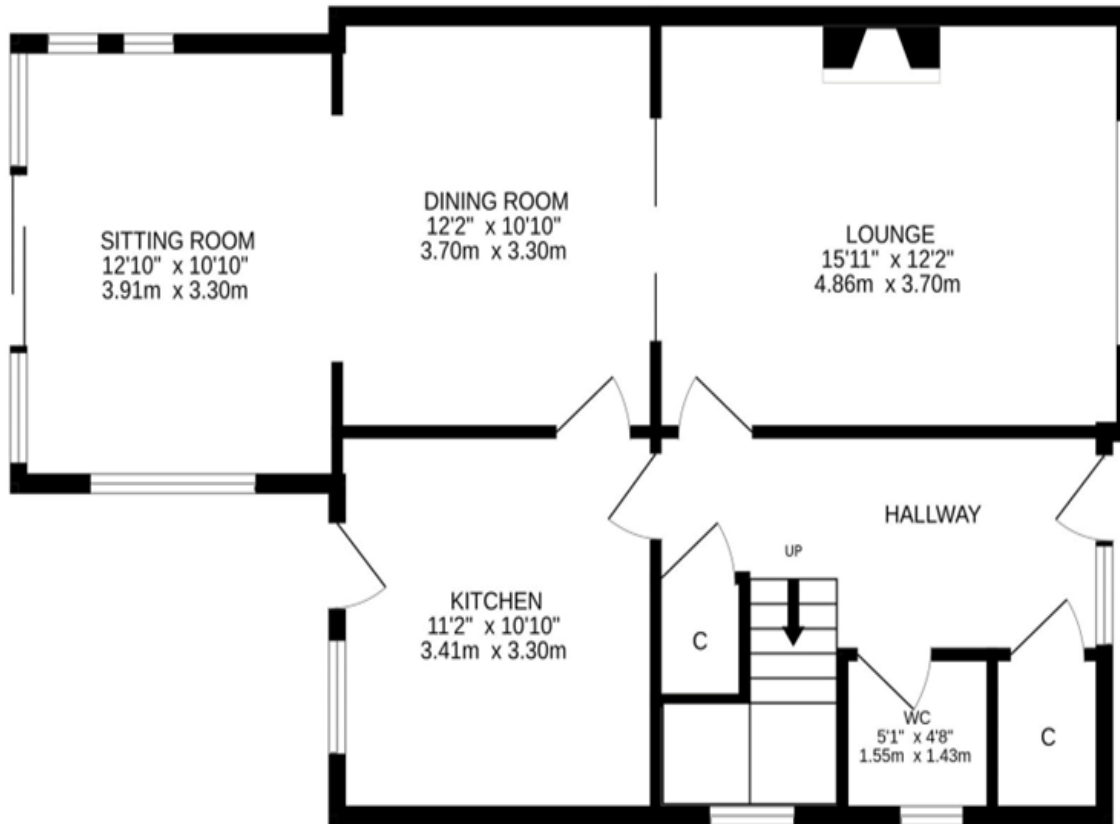




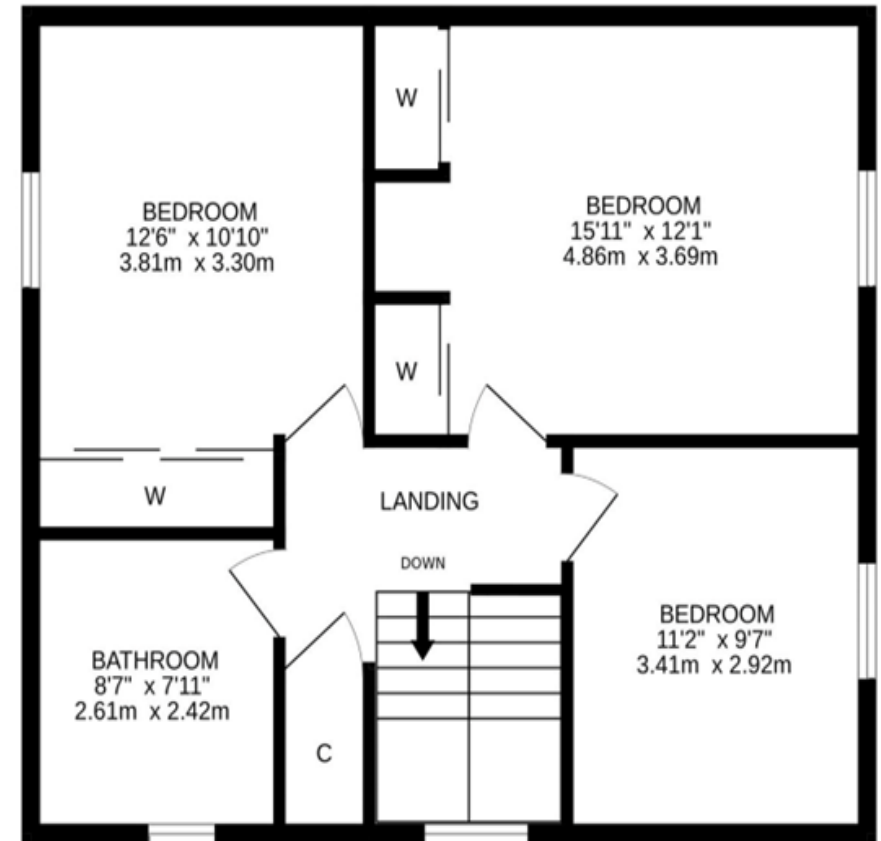




GROUND FLOOR



1ST FLOOR



Video Tour <https://my.matterport.com/show/?m=gcm5ev9xiWY>

Services Mains electric, gas, water and drainage.

Council Tax Band 'F'

Energy Performance Rated 'D'

Home Report Valuation £260,000

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.



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