

# THE LODGE

GWYDYR ROAD, CRIEFF, PH7 4BS









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Irving Geddes are delighted to offer for sale this stunning holiday home boasting a most beautiful open outlook, set within gated grounds in a prime residential area within the ever popular Perthshire town of Crieff. Enjoying an enviable location, elevated to fully embrace the south-west aspect, this bespoke architectural design built in 2020, offers a unique living experience. Please note that The Lodge is restricted to holiday home/holiday let use.

A well-proportioned layout on one level, comprising a long HALLWAY accessing all accommodation, the main living space is a fantastic open plan LOUNGE/KITCHEN, with the family area focused on a full width picture window, a sliding panel onto a sheltered sun terrace, an external door to side garden. The fitted KITCHEN has a range of units and breakfast bar, with open access to a plumbed and shelved PANTRY. There are TWO DOUBLE BEDROOMS, SHOWER ROOM and separate W.C.

There is a small garden area to the front and side with decked patios, and an array of mature planting throughout. Sheltered private parking sits below the property as does substantial secure storage.

A property of rare quality and singular design, located in a highly sought after area within one of Perthshire's most popular locations. Early interest recommended.

**Video Walkthrough** <https://my.matterport.com/show/?m=49kGhQqdMhz>

**Energy Performance** tbc. **Council Tax** Band D

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



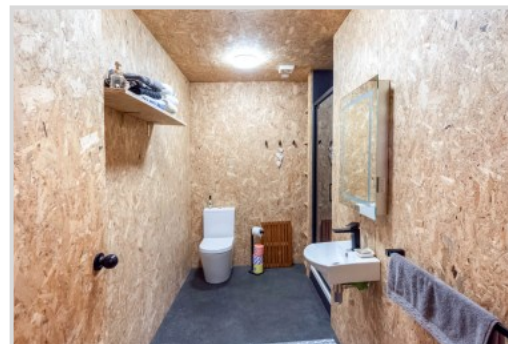
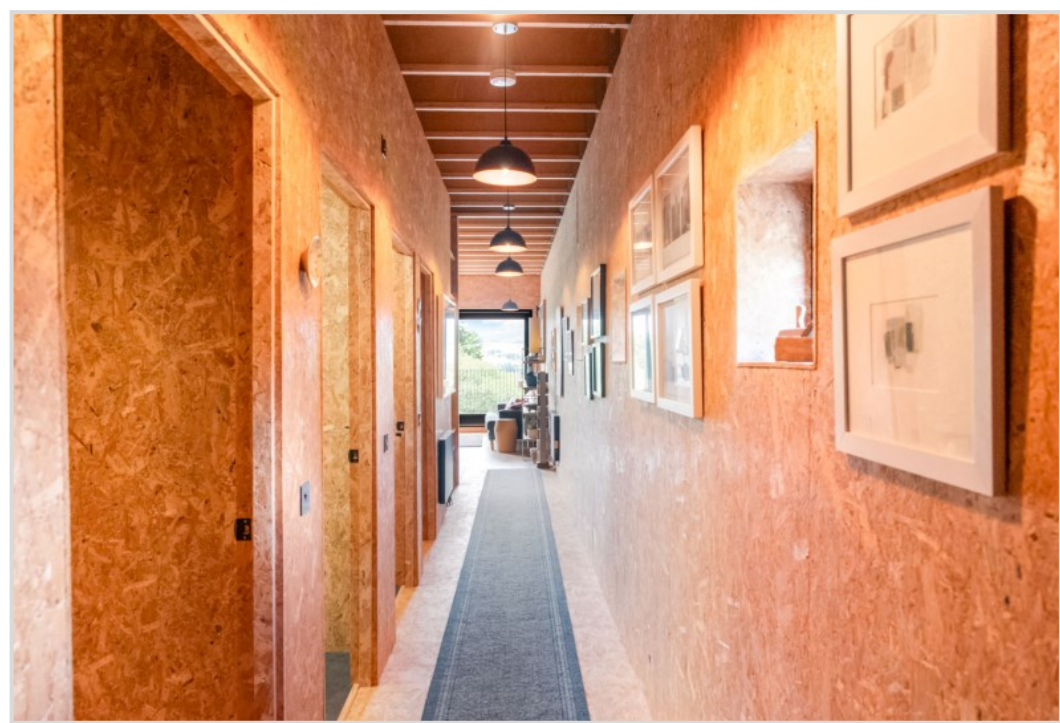












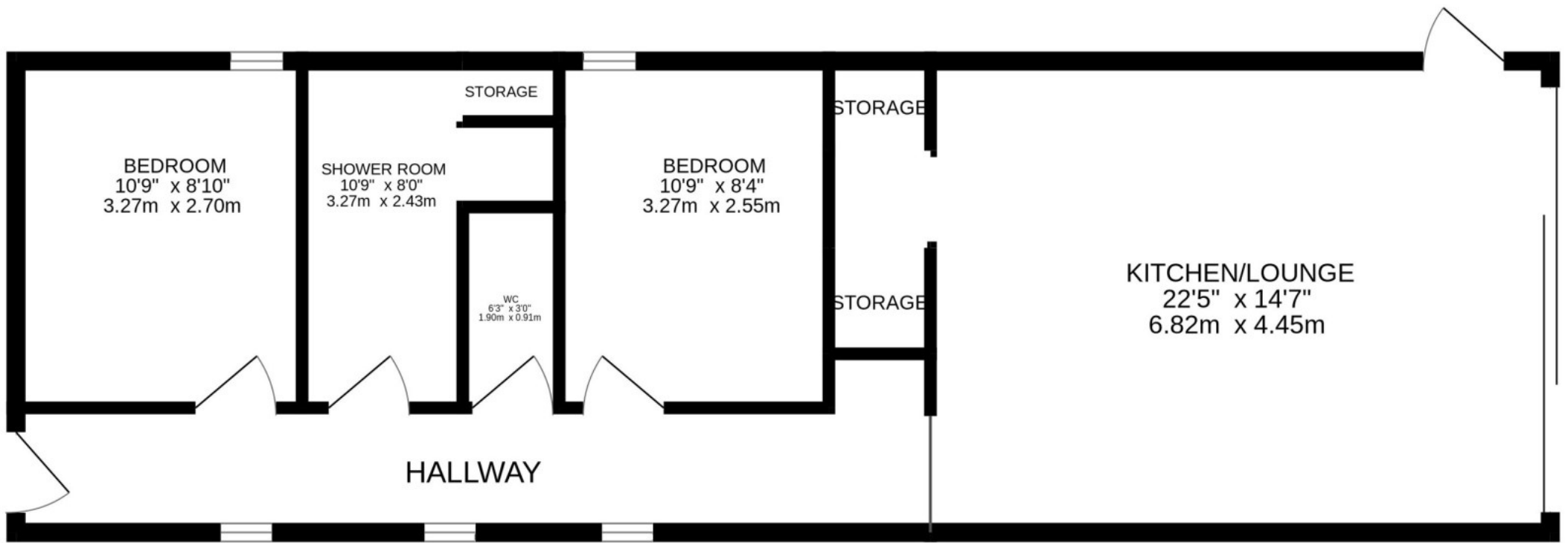












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





# IrvingGeddes

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