

MONTROSE
23 INCHBRAKIE DRIVE, CRIEFF. PH7 3SS



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Irving Geddes are delighted to offer for sale this well presented and spacious 5/6 bedroom detached villa, located within the popular Inchbrakie area of Crieff. An extended property with a flexible layout set over 2 floors, a good-sized corner plot, and both integral and detached garages.

Comprising on the ground floor; VESTIBULE, HALLWAY with storage and W.C off, large dual aspect LOUNGE, DINING ROOM with GARDEN ROOM extension, DINING KITCHEN, UTILITY with doors to garden and garage, and BEDROOM/STUDY. There are 5 BEDROOMS on the upper floor (the master with EN-SUITE SHOWER ROOM) & FAMILY BATHROOM. Warmed by gas fired central heating & double-glazed throughout.

The front garden has a large area of lawn and paved paths, with ample paved parking to the side leading to the garages. The attached double has 2 up-and-over doors, attic storage, & bay window to the front. An ideal conversion project, subject to necessary permissions. The single garage is detached from the house and forms part of rear garden boundary. The fully enclosed rear has two raised patios, a large area of lawn, and a mature hedge & timber fence border.

An excellent family villa boasting versatile accommodation, in a prime residential area. Offered in move-in condition with scope to further enhance; a home likely to have broad appeal.

Energy Performance 'D' Rating **Council Tax Band 'G'**

Video Tour

<https://my.matterport.com/show/?m=Q7q3zbF7H4i>

Viewing Strictly by appointment through Irving Geddes.

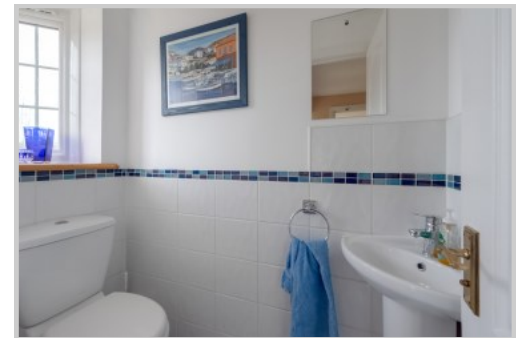
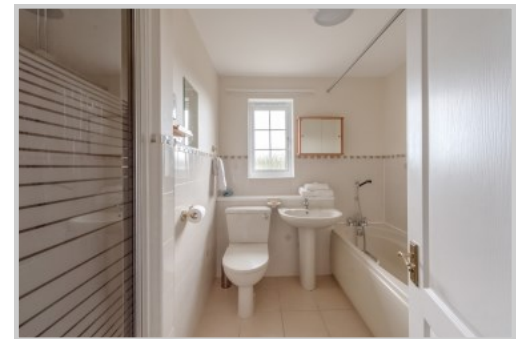


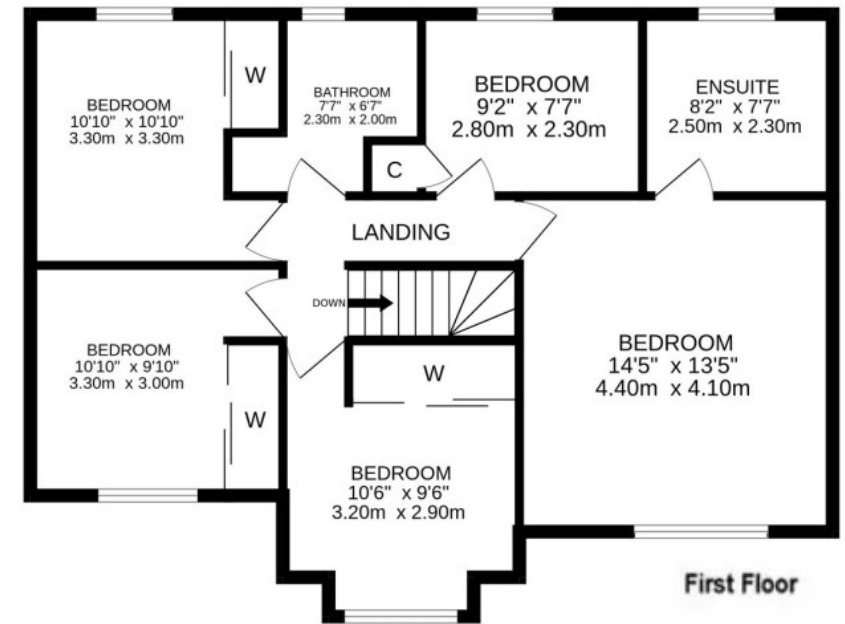
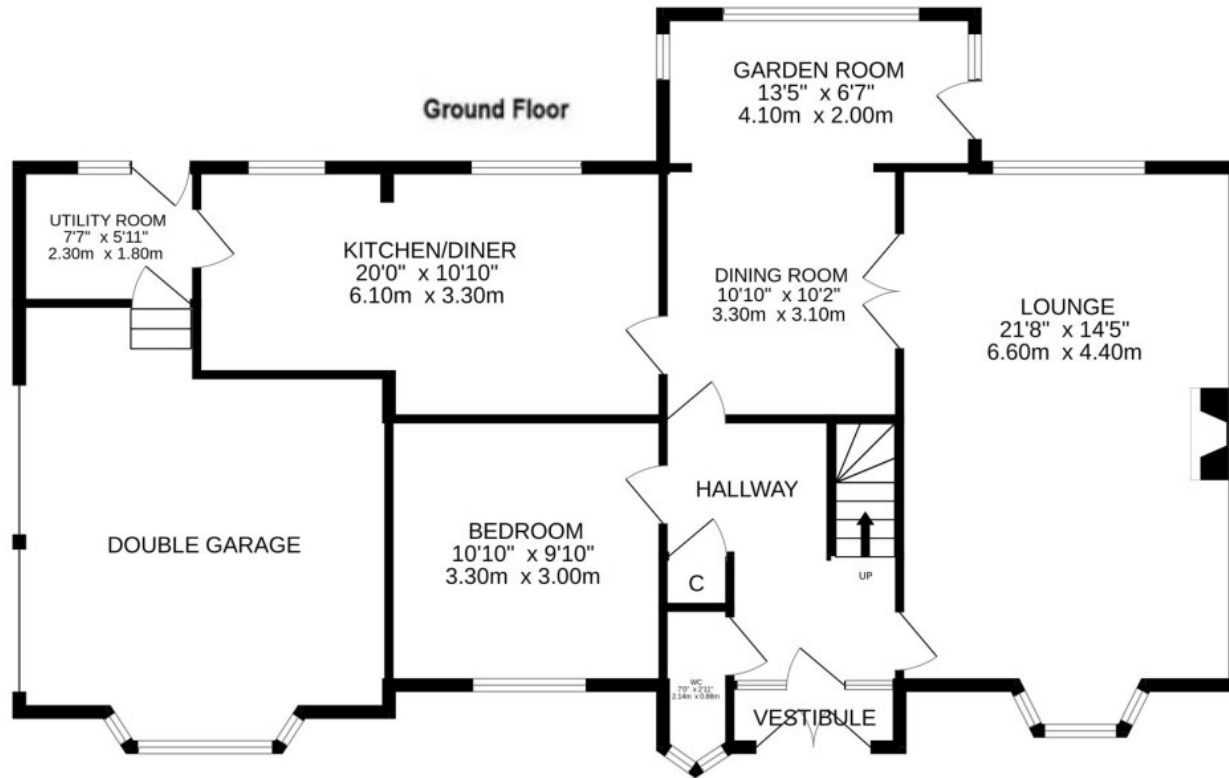
















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