

THE LODGE
GWYDYR ROAD, CRIEFF, PH7 4BS





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Irving Geddes are delighted to offer for sale this stunning, detached two bedroom home boasting a most beautiful open outlook, set within gated grounds in a prime residential area within the popular Perthshire town of Crieff. Enjoying an enviable, elevated location, embracing the south-west aspect, this bespoke architectural design built in 2020, offers a unique living experience.

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. Likely to have broad appeal, as a permanent residence, second home or holiday let investment, and early interest is recommended.

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

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

Viewing Strictly by appointment through Irving Geddes - 01764 653771.



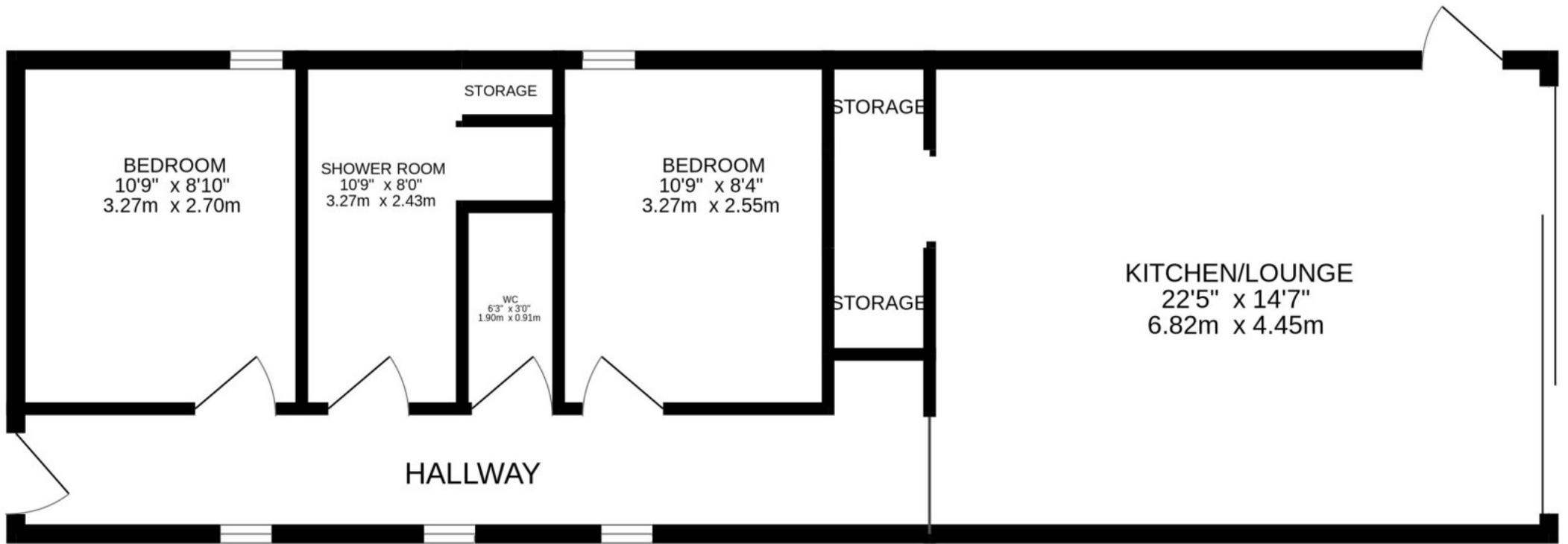












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



IrvingGeddes

W.S. • Solicitors • Estate Agents

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