

33 HIGHLAND CRESCENT,
CRIEFF, PH7 4LH

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We are delighted to offer for sale this rare to the market detached family villa offering spacious and flexible accommodation throughout. This freshly decorated property enjoys an enviable location within a peaceful cul-de-sac in a highly sought after residential area on the Western edge of Crieff. Within easy reach of the town centre, Morrison's Academy, Ardvrek Prep-School, Crieff Hydro Spa Hotel, nearby Lady Mary's walk and close to all local amenities.

Spread over 2 floors the accommodation on the ground floor comprises; **Entrance Hallway, Large Lounge, Kitchen, Utility Room, Dining Room/Sitting Room, Cloakroom.** The upper floor comprises; spacious **Landing** with storage cupboard & hatch to a partially floored loft space, **Master Bedroom (en-suite shower room)**, 3 further **Double Bedrooms** with built-in cupboards and **Family Bathroom** with separate shower unit. The property is double glazed throughout and warmed by gas central heating (recently installed Worcester combi-boiler)

This property offers ample off-street parking to the front with a stone chipped drive leading to a single garage with power & lighting. To the rear is an extensive child and pet friendly south facing garden with a generous area of lawn, paved patio area, well stocked borders of mature planting, flower beds, summer house, green house and enclosed by newly installed timber fencing. To the side is a large stone chipped drying area with gated access to the front driveway.

Presented in true move in condition, located in a prime residential area. Likely to be popular addition to the market and early viewing is advised.

Council Tax Band 'F' **Energy Performance** Band 'C'

Services Mains Water, Drainage, Electricity, Gas.

3D Tour: <https://my.matterport.com/show/?m=RVRRUiwSzyD>

Viewing Strictly by appointment Irving Geddes - 01764 653771/670325

IrvingGeddes
W.S. • Solicitors • Estate Agents





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.





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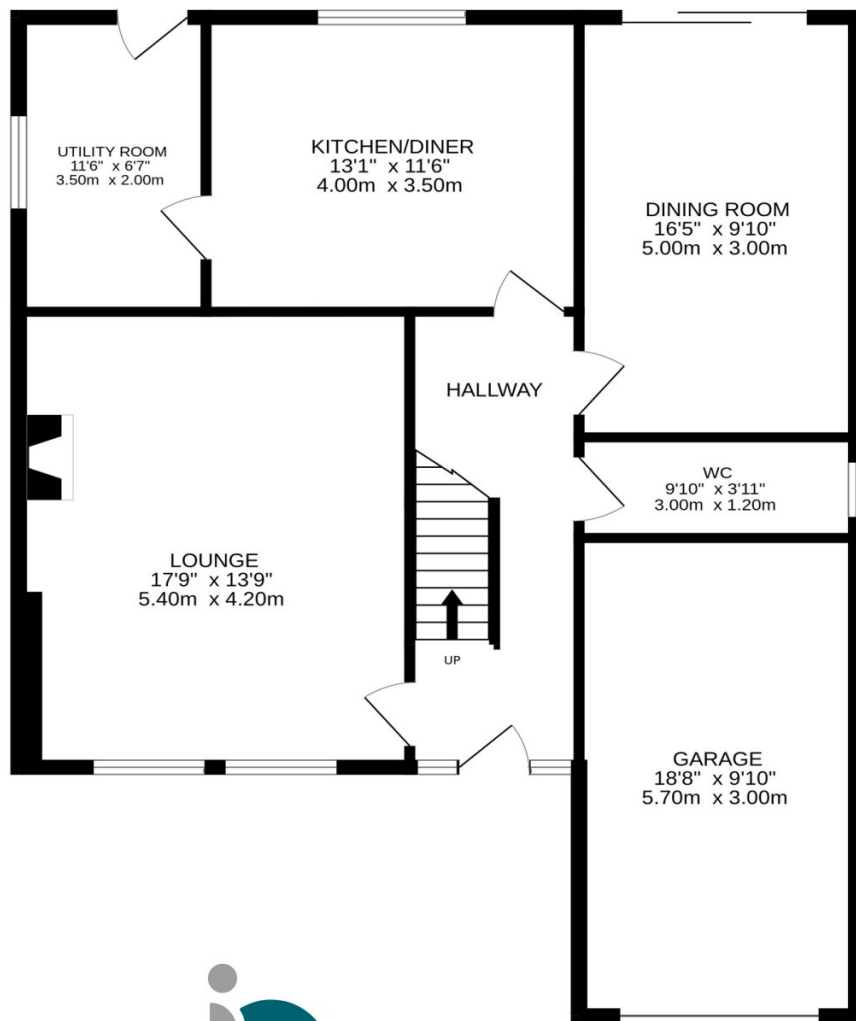




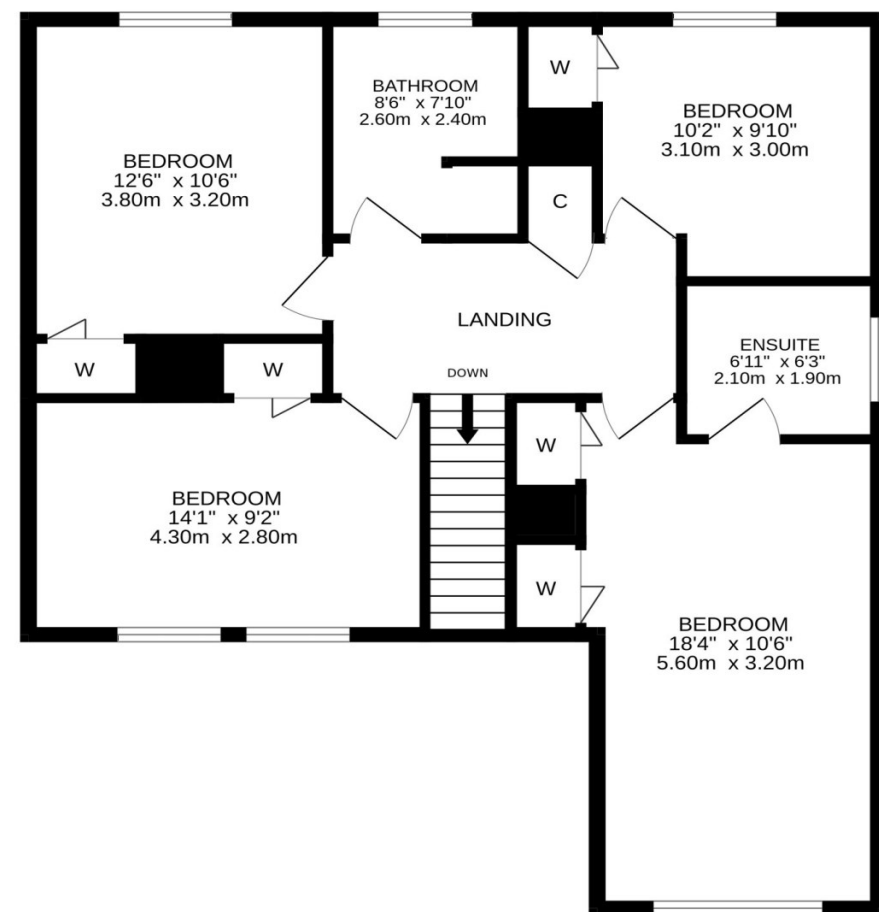




GROUND FLOOR



1ST FLOOR



Directions Heading from Crieff towards Comrie Road, after about half a mile, at the cross roads (Glenturret Distillery junction), turn left. Take the third turning on the right into Laggan Road which bears round to the left into Highland Road. Turn first left into Highland Crescent where the property can be found on the left hand side.

Thinking of selling?

Call us now for a free valuation for your own property.

Crieff

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

