

RIVERBANK HOUSE,
TURRETBANK ROAD,
CRIEFF, PH7 4AR



IrvingGeddes
W.S. • Solicitors • Estate Agents

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We are delighted to bring to market this immaculately presented, spacious & flexible four bedroom villa located in a highly desirable residential area of Crieff. A most attractive modern family home enjoying good sized gardens, private location, off-street parking with electric charging point and a pleasant outlook.

The accommodation comprises; RECEPTION HALLWAY with good storage, LOUNGE with French doors leading to the rear garden, DINING KITCHEN with island, range cooker & integrated appliances, DINING/FAMILY ROOM, UTILITY ROOM & CLOAKROOM.

Upper level comprising; spacious LANDING, Principle BEDROOM (en-suite shower), 3 further double BEDROOMS (two Jack & Jill en-suite) and FAMILY BATHROOM. The property is warmed by gas central heating and is double glazed throughout.

The property benefits from attractive landscaped gardens; the front laid to lawn with attractive flower borders. A paviour pathway leads to the side and rear garden, offering private parking for a large number of vehicles. The rear garden is laid with stone chippings and lawn with areas of mature planting and shrubbery. A timber decking area offers al fresco dining whilst taking in the surrounding countryside views. Although currently fenced off from the main garden, the rear garden extends down a steep and wooded embankment to the Turret Burn. The rear garden boasts a detached garage with power/light, EV Charger and electric roller door. Bordered by mature hedging, timber fencing and gated to one side, making it child and pet friendly.

Riverbank House is presented in true move-in condition, with quality oak doors, flooring, staircase & spacious, well appointed accommodation throughout. Decorated in light, neutral tones which simply enhance the sense of light and space. This property will be a very welcome addition to the market, early viewing is advised.

Energy Performance Rated 'C' 78 Council Tax Band 'G'

3D Tour: <https://my.matterport.com/show/?m=ACkE7hnjSM9>

Mains water, electricity & drainage.

Viewing Strictly by appointment - 01764 653771 / 670325















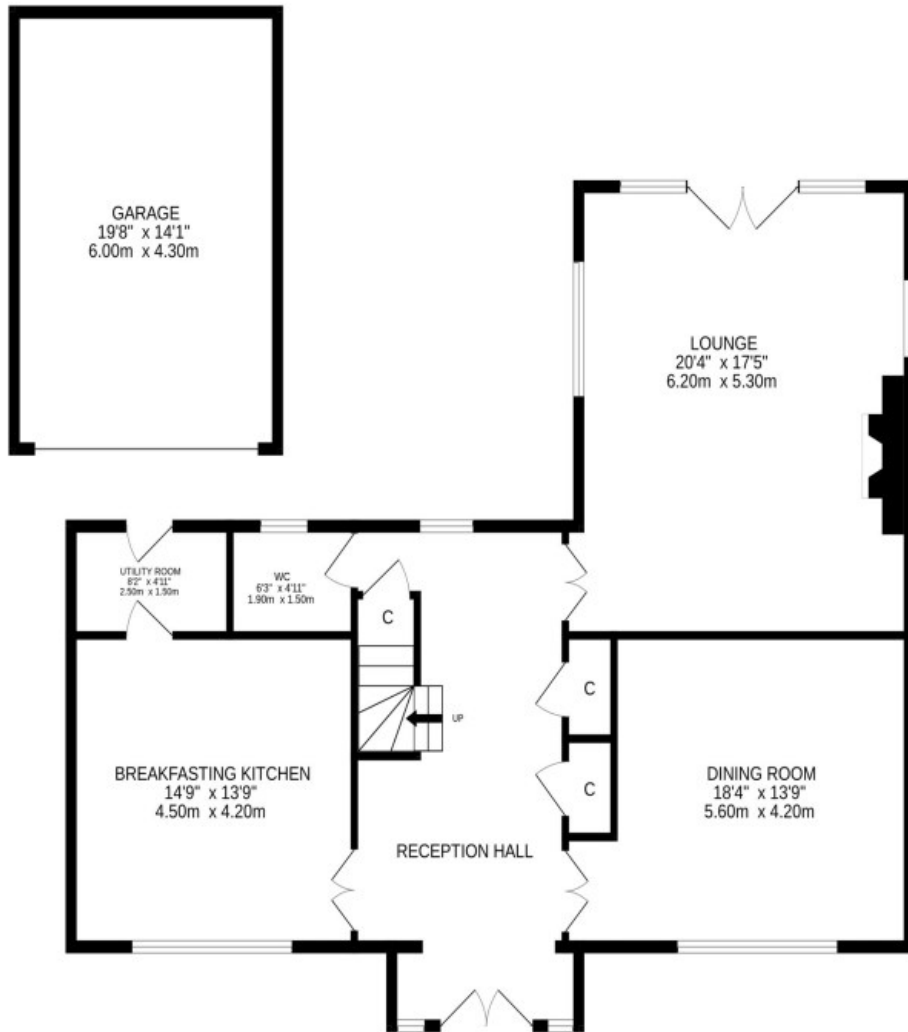




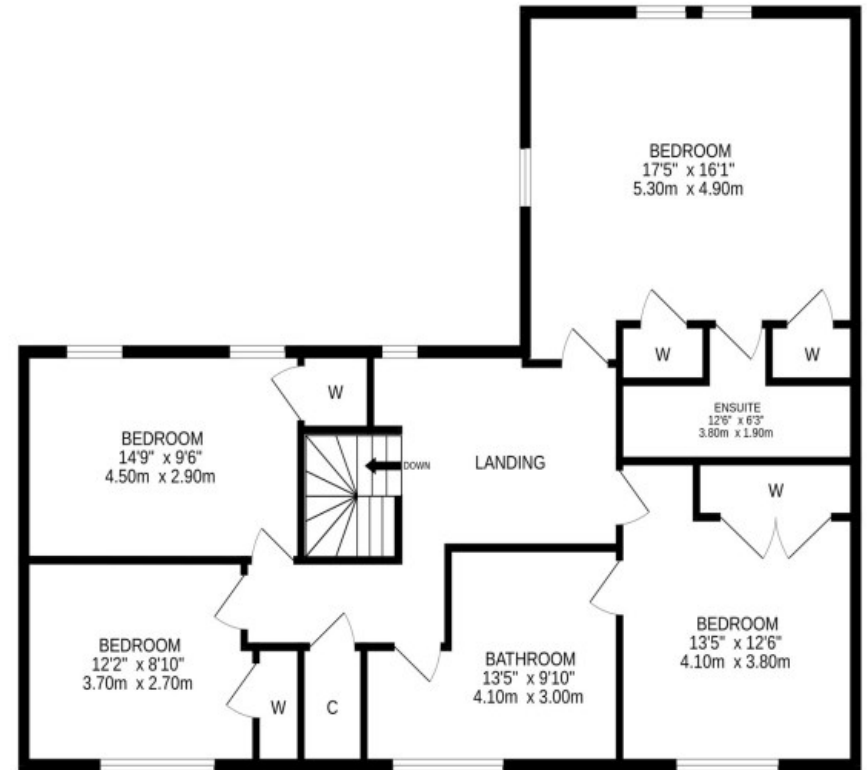




GROUND FLOOR



1ST FLOOR





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