



IrvingGeddes
W.S. • Solicitors • Estate Agents

5 MILL ROAD, CRIEFF, PH7 4ET

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Irving Geddes are delighted to offer for sale this most attractive new build villa, within easy walking distance of the centre of the ever popular town of Crieff. The spacious property is beautifully finished and benefits from three double bedrooms, two reception rooms, DG, GCH and solar panels, a recently landscaped garden and detached garage.

The accommodation set over 2 floors comprises on the ground floor; VESTIBULE, HALLWAY with under-stair storage, large LOUNGE, DINING ROOM, fully fitted KITCHEN with integrated goods and built-in storage, UTILITY ROOM with washing machine, tumble dryer and inset sink, DOUBLE BEDROOM with built-in wardrobe, and SHOWER ROOM. The upper floor comprises a LANDING with walk-in storage cupboard, 2 DOUBLE BEDROOMS with built-in wardrobes and FAMILY BATHROOM.

The fully enclosed manageable grounds have been landscaped with ease of maintenance in mind, with a tarmac drive leading to a large single garage (with power, lighting and auto door), areas laid to gravel, paved paths, lawn to the side and rear, mature planted bed and paved patio. A fantastic family home ready for it's first buyer, one enjoying a prime central location & likely to have broad appeal.

Energy Performance 'B' Council Tax tbc

Video Tour <https://my.matterport.com/show/?m=D7SntzEPkQN>

Viewing Strictly by appointment through Irving Geddes - 01764 653771



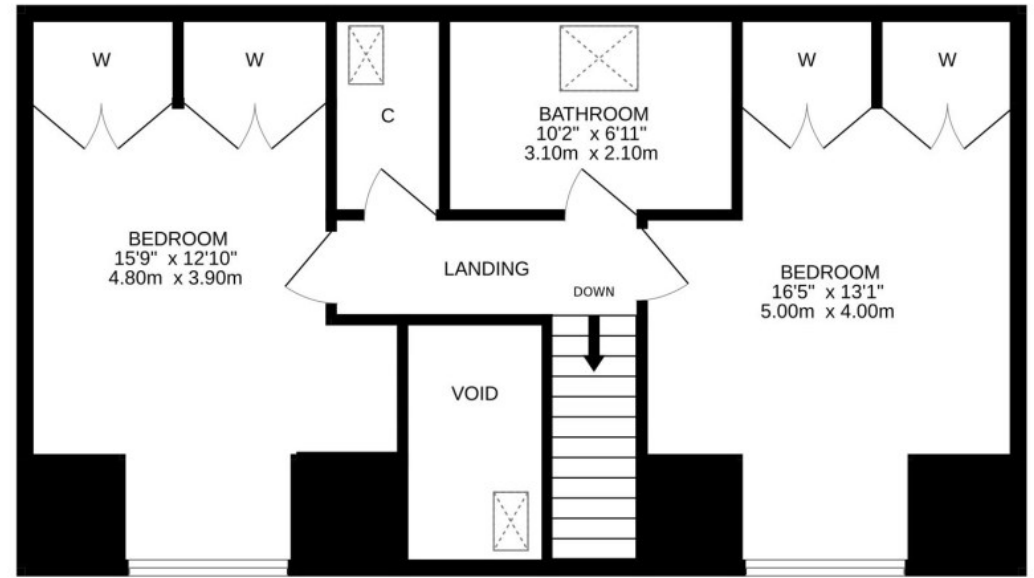
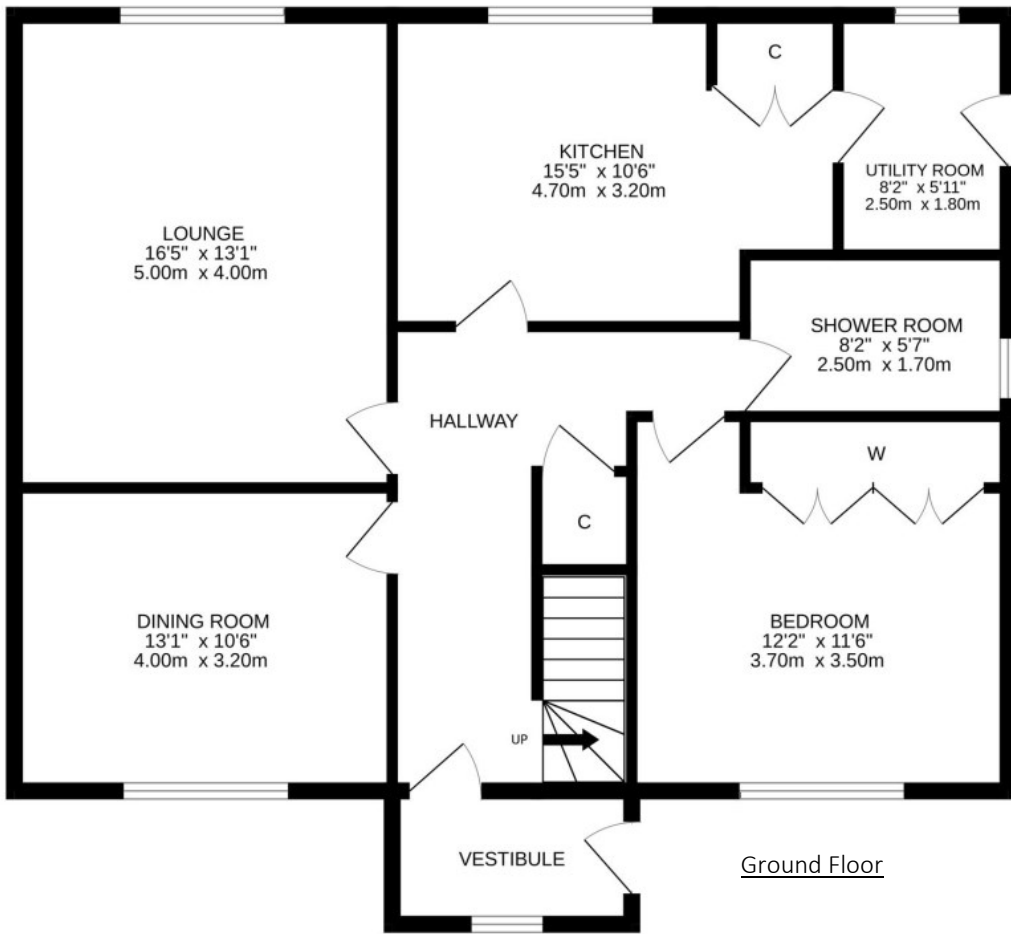






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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