

HOOLETS ROOST  
72 INCHBRAKIE DRIVE, CRIEFF. PH7 3SQ



IrvingGeddes  
W.S. • Solicitors • Estate Agents



## 72 INCHBRAKIE DRIVE, CRIEFF, PH7 3SQ

Irving Geddes are delighted to offer for sale this well presented and spacious 4 bedroom detached villa, located within the popular Inchbrakie area of Crieff. This property offers a flexible layout set over 2 floors, a good-sized corner plot, and large integral garage.

Comprising on the ground floor; Entrance HALLWAY with storage, CLOAKROOM, large LOUNGE with patio doors, SITTING/DINING ROOM, DINING KITCHEN with garden room/conservatory, UTILITY with doors to garden and integral double garage. There are 4 BEDROOMS on the upper floor (master with EN-SUITE SHOWER ROOM) & FAMILY BATHROOM. Warmed by gas fired central heating & double-glazed throughout.

There are open garden grounds to the front of the property with a tarmac driveway providing off-street parking. There are enclosed garden areas to the side and rear, with boundaries being formed by timber fencing. There is a burn to the foot of the garden at the rear and unrestricted views over the surrounding countryside.

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

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

**Video Tour** <https://my.matterport.com/show/?m=qiyzKBh6LB7>

**Viewing** Strictly by appointment through Irving Geddes.—  
01764 653771 / 670325

























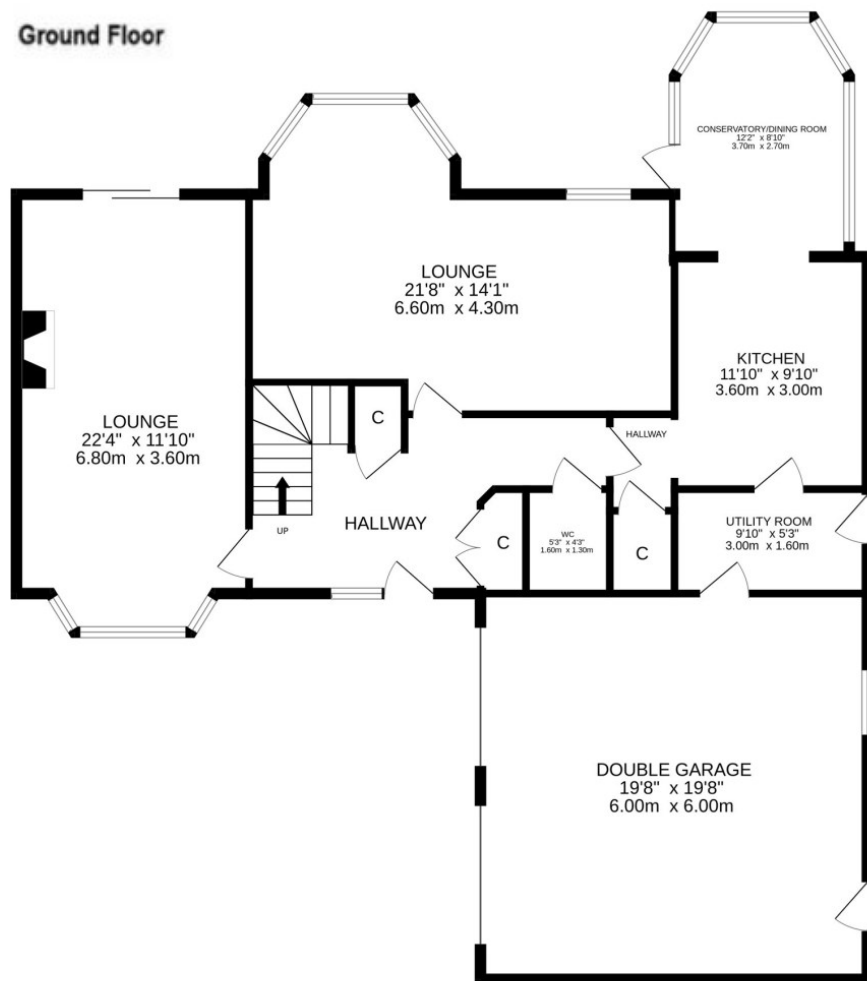




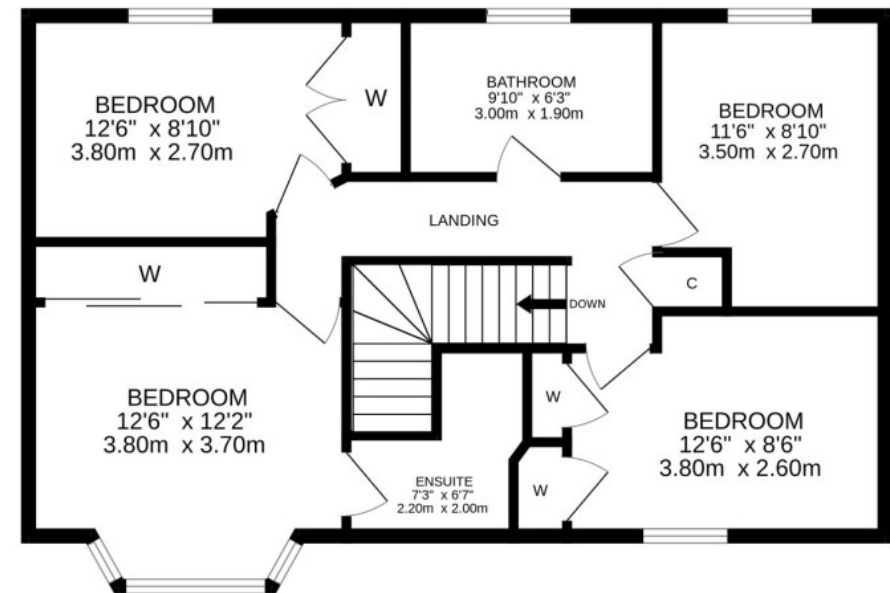




## Ground Floor



**Irving Geddes**  
W.S. • Solicitors • Estate Agents



## First Floor



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.





### **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