

5 BRAMBLEFIELD
CRIEFF, PH7 4LU



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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 super-fast electric charging point and a pleasant outlook.

The accommodation comprises; ENTRANCE VESTIBULE, HALLWAY with ample storage, SHOWER ROOM, LOUNGE, BEDROOM 4 with study, this could be easily converted to an en-suite facility, DINING area open to fitted KITCHEN with electric double oven, 5 ring gas hob, waste disposal & patio doors leading from the dining area to rear garden, UTILITY room with further door to garden & integral garage with electric roller door. Upper level comprises; 3 double BEDROOMS with built in wardrobes (master EN-SUITE SHOWER ROOM) 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 with private parking, mature planting, electric super charger and outside tap. The rear garden is laid mainly to lawn with areas of mature planting and shrubbery. A second outdoor tap is located to the rear, along with an external power socket.

The rear garden boasts a timber shed with additional power sockets and is bordered by timber fencing and gated to both sides, making it child and pet friendly. Lapsed planning permission was granted for extending the dining area out to the current patio area.

No.5 Bramblefield is presented in true move-in condition, with quality oak doors, staircase & spacious, well appointed accommodation throughout. Enjoying an enviable location and likely to be a very welcome addition to the market, early viewing is advised.

Energy Performance Rated 'B' Council Tax Band 'G'

Viewing Strictly by appointment - 01764 653771 / 670325

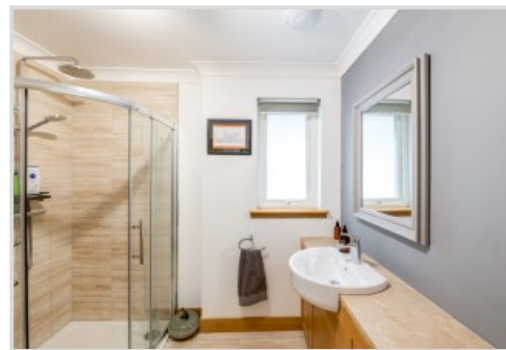
Irving Geddes
W.S. • Solicitors • Estate Agents



















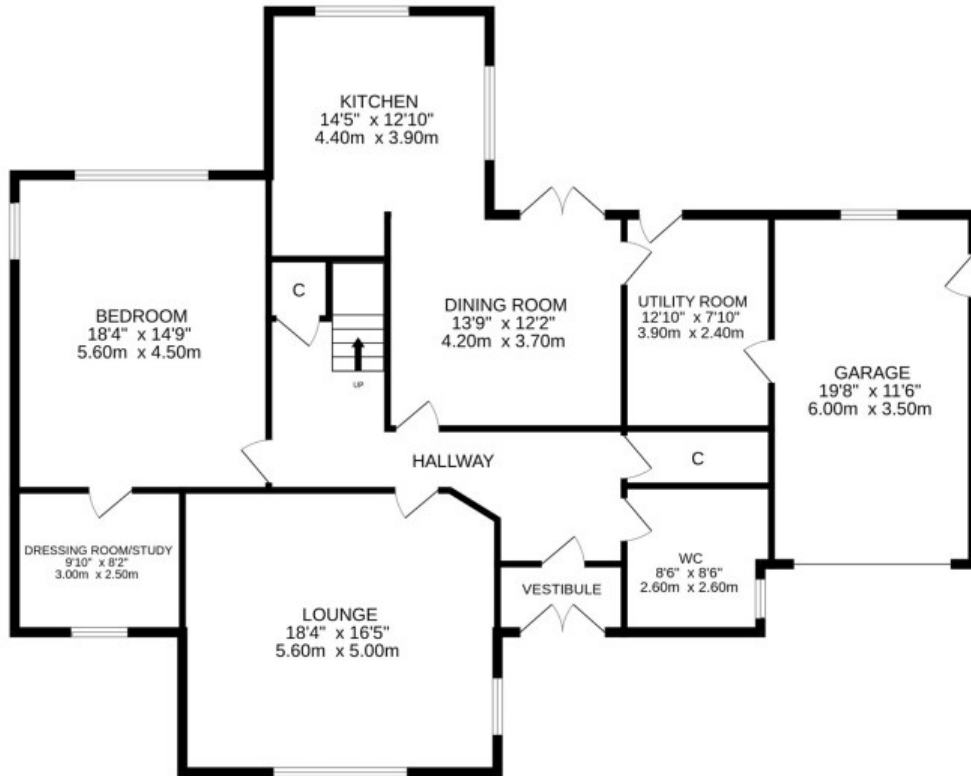


Energy Performance B Rated (84)

Council Tax Band G

Services Mains Electric, Gas, Water & Drainage.

GROUND FLOOR



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1ST FLOOR



