

WINDY EDGE

TOMAKNOCK, CRIEFF, PH7 3QH





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Irving Geddes are delighted to offer for sale this charming 3 bedroom semi-detached cottage with beautiful private gardens, enjoying a quiet location on the eastern periphery of the ever popular Perthshire town of Crieff. Set over 2 floors, the well proportioned layout comprises on the ground floor; ENTRANCE HALLWAY, LOUNGE with wood-burning stove, KITCHEN, DOUBLE BEDROOM and SHOWER ROOM. There are two ATTIC BEDROOMS on the upper floor. The property is double glazed & warmed by oil-fired central heating. Externally, the cottage boasts most attractive landscaped private gardens, private parking and double garage.

Parking lies adjacent to the property in front of the double garage, which has power, lighting & water. The good sized garden is set to the rear of the garage & has a greenhouse, summerhouse, potting shed, workshop, & small timber 'catio'. A paved path meanders through the garden with mature planted beds, fruit trees, paved patio & an attractive outlook.

Windy Edge is a fine home enjoying an enviable location and presented in move-in condition. Likely to have broad appeal from first time buyers, downsizers and those looking for an investment or second home.

Energy Performance Rated 'E' for efficiency. **Council Tax** Band 'B'

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Video Walkthrough <https://my.matterport.com/show/?m=jmQyMA2JJD>

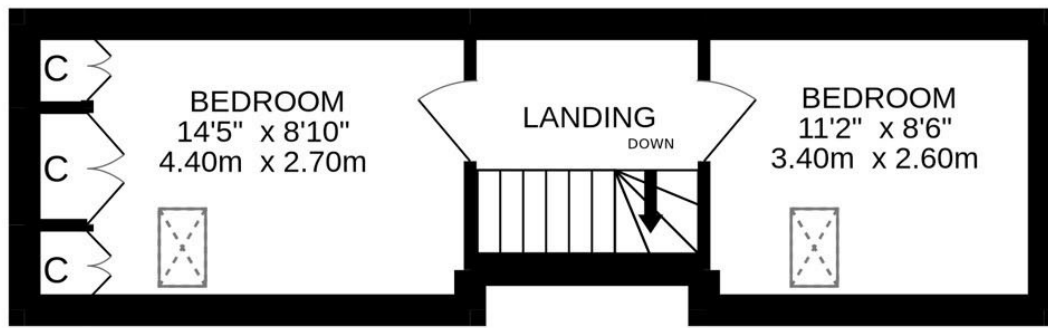






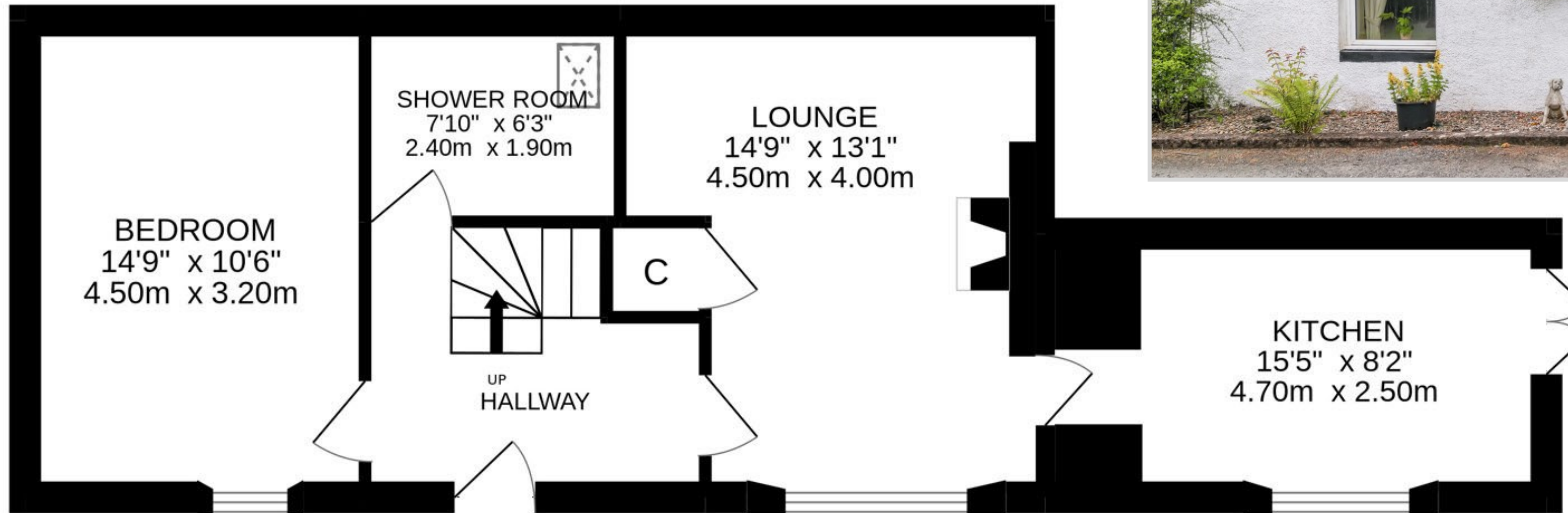






1ST FLOOR

GROUND FLOOR



Services

Oil-fired central heating, mains water & electric, drainage to septic.

Viewing

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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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