17 Maxtone Terrace
Gilmerton, Crieff, PH7 3ND

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

17 Maxtone Terrace, Gilmerton, Crieff, PH7 3ND

We are delighted to offer for sale this attractive & deceptively spacious two bedroom semi-detached villa enjoying a quiet location in the popular small village of Gilmerton, some 2 miles from the bustling market town of Crieff. Set over 2 floors, the accommodation comprises on the ground floor: HALL with stairs to upper floor, large LOUNGE with wood-burning stove, BREAKFASTING KITCHEN, CONSERVATORY and BATHROOM. There are 2 DOUBLE BEDROOMS on the upper floor, both with ample built-in storage. The property is warmed primarily by oil-fired central heating, supplemented by the wood-burning stove. In addition, the photovoltaic panels situated within the garden grounds, divert excess electricity to heat water and we understand benefit from a feed-in tariff supplying electricity back to the grid.

A notable feature of the property are the substantial garden grounds which extend to the side, bordered by woodland & open countryside. Areas of stone-chips are laid immediately around the property, with a timber deck & large area of lawn, with mature planting & fruit trees, a small burn is located at the top of the garden. There is unrestricted parking at the front of the property.

17 Maxtone Terrace is a charming property, enjoying a quiet cul-de-sac location & likely to have broad appeal. Early viewing is advised.

Council Tax Band 'B'   **Energy Performance** Rated 'C'

Viewing by appointment -Irving Geddes on 01764 653771.

**Video Tour** https://my.matterport.com/show/?m=J8w45jJXodt
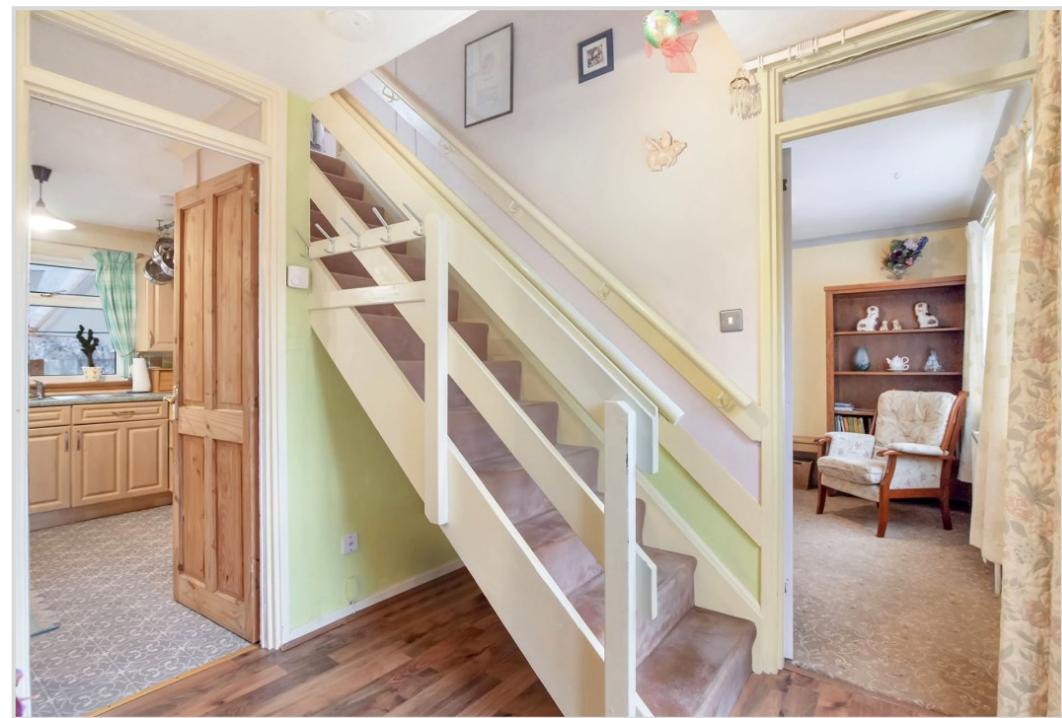
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

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CONSERVATORY
15'5" x 11'6"
4.70m x 3.50m

GROUND FLOOR

KITCHEN/DINER
13'1" x 10'10"
4.00m x 3.30m

C

LOUNGE
19'0" x 10'10"
5.80m x 3.30m

BATHROOM
8'2" x 5'3"
2.50m x 1.60m

HALLWAY

UP

C

LANDING

DOWN

BEDROOM
12'10" x 10'2"
3.90m x 3.10m

BEDROOM
12'10" x 10'6"
3.90m x 3.20m

W   W   W   W

1ST FLOOR
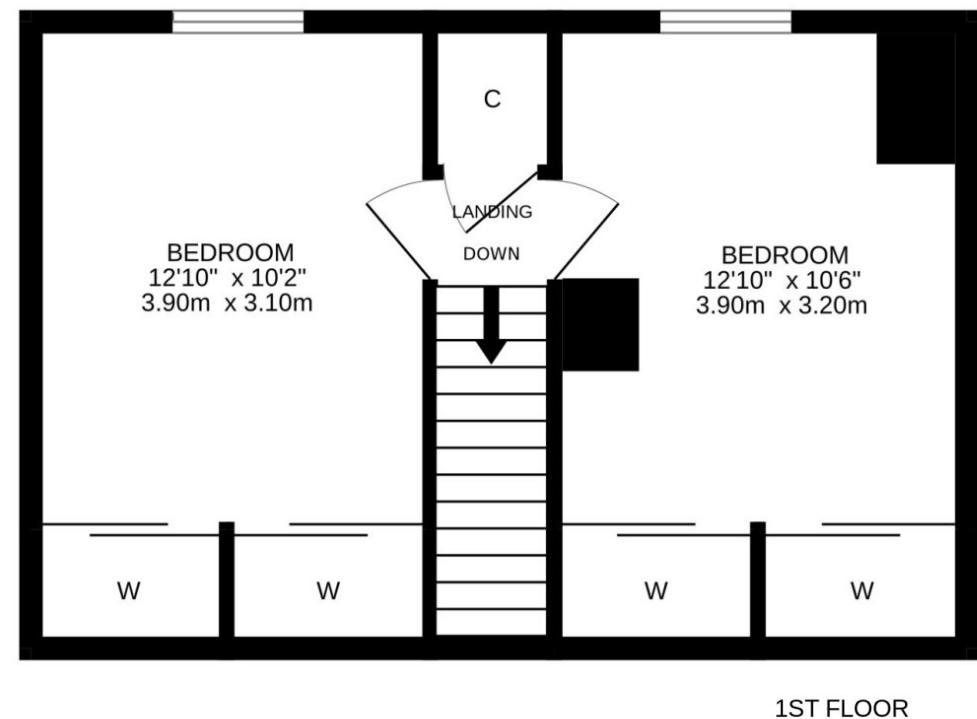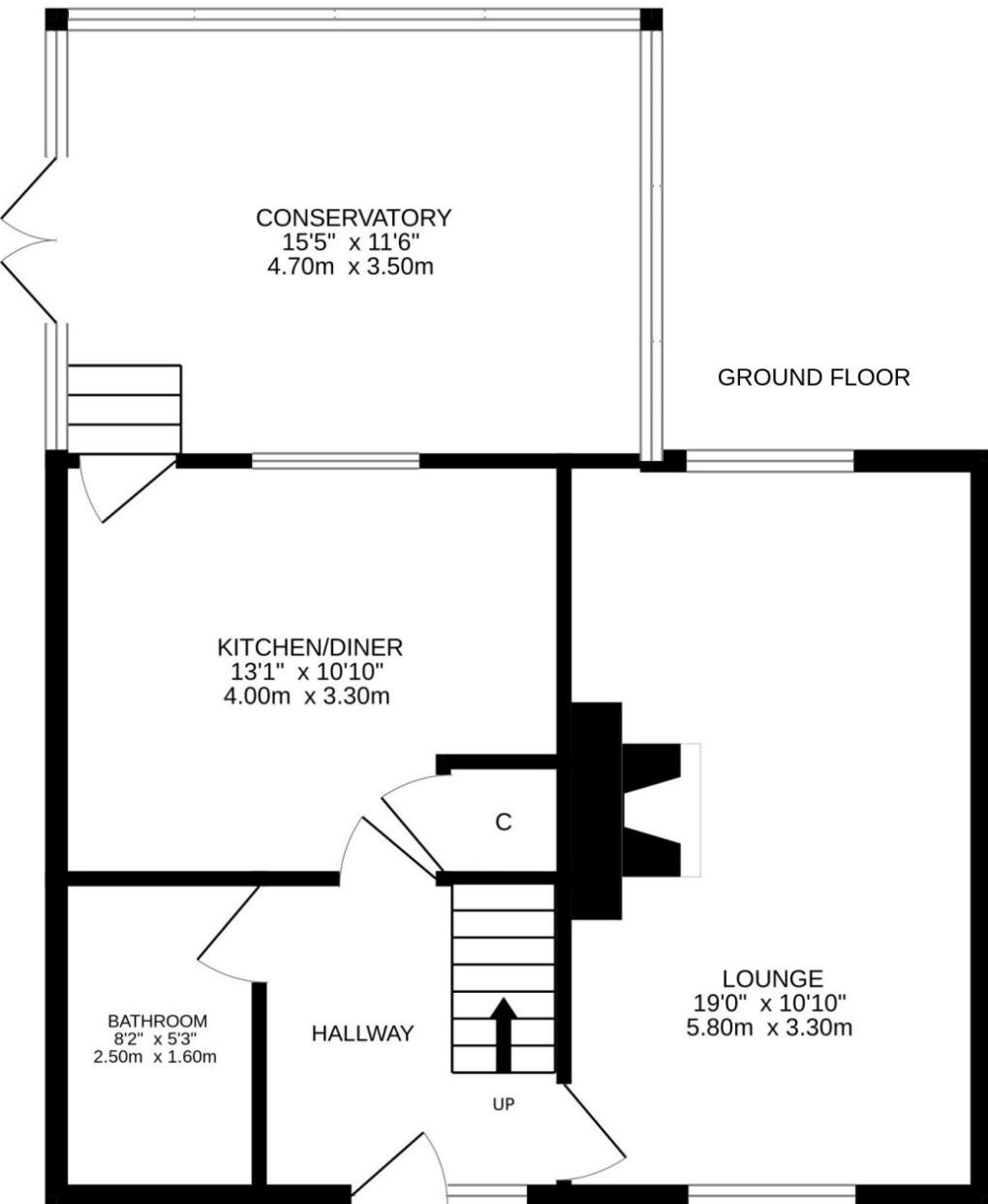
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