

8 ANGUS CRESCENT

CRIEFF, PH7 4LF



IrvingGeddes
W.S. • Solicitors • Estate Agents

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We are delighted to offer for sale this modern four bedroom detached villa enjoying an enviable cul-de-sac location, within a popular development. Set at the end of the Crescent, in a large plot of beautifully landscaped gardens with a woodland backdrop and ample off-street parking. The flexible layout is set over two floors with generously sized accommodation comprising on the ground floor; HALLWAY with large under-stairs cupboard, W.C., BREAKFASTING KITCHEN with rear door, LOUNGE with sliding doors to DINING ROOM, & CONSERVATORY. There are FOUR BEDROOMS (three with built-in wardrobes) and FAMILY BATHROOM on the upper floor. Warmed by gas central heating and double-glazed throughout.

A notable feature of the property are the gardens. The front is laid to lawn with mature planting, and boasts ample off-street parking and a substantial car-port construction adjoining a single garage. The fully-enclosed rear has numerous patio areas with feature paving and pergola, a raised deck with corner arbour, an area of lawn, numerous mature trees and shrubs, and a charming timber summerhouse/studio with power and lighting.

A quality family home set in superb garden grounds, presented in move-in condition, & enjoying a prime location. A property with broad appeal and a welcome addition to the market. Early interest is advised.





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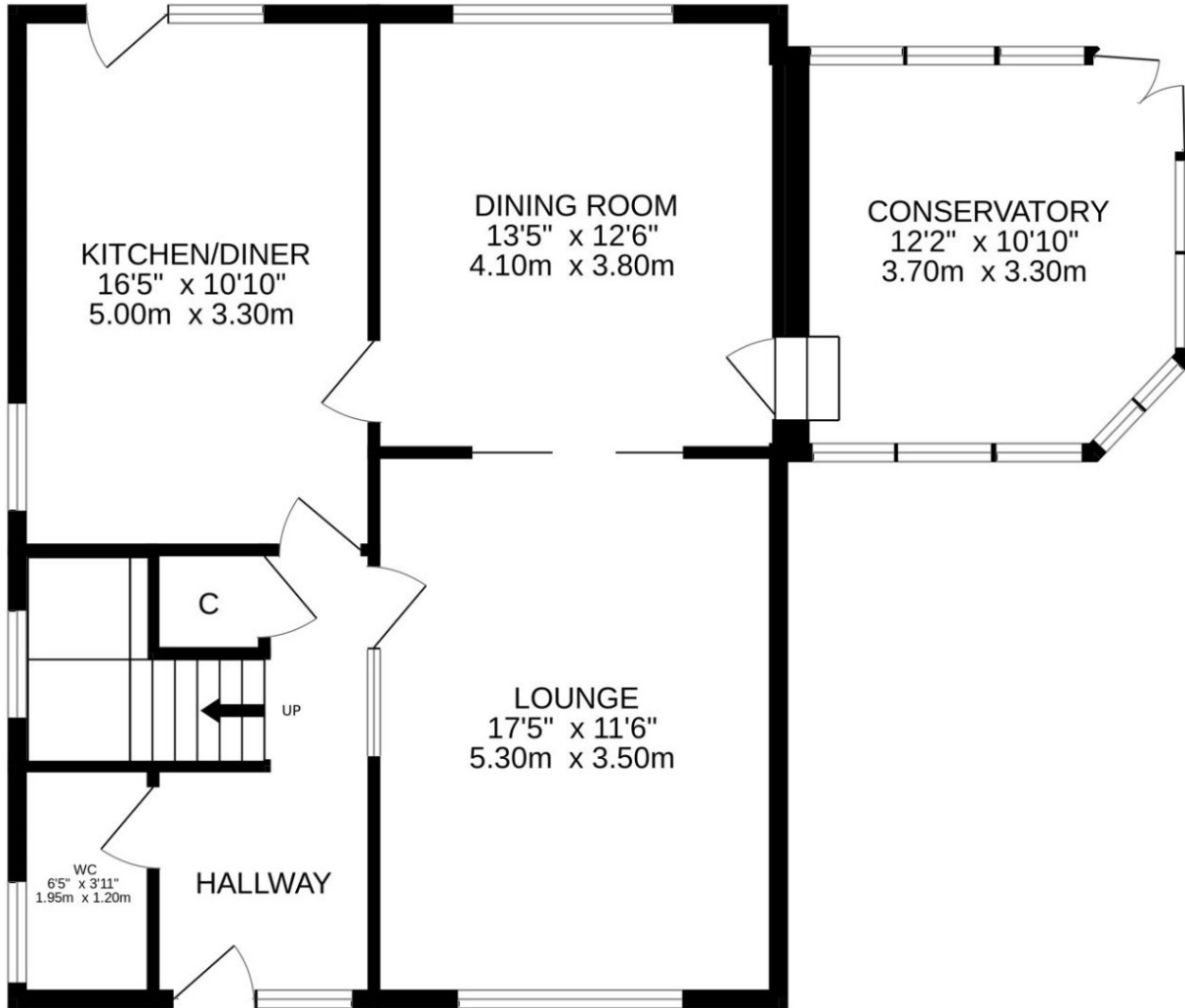




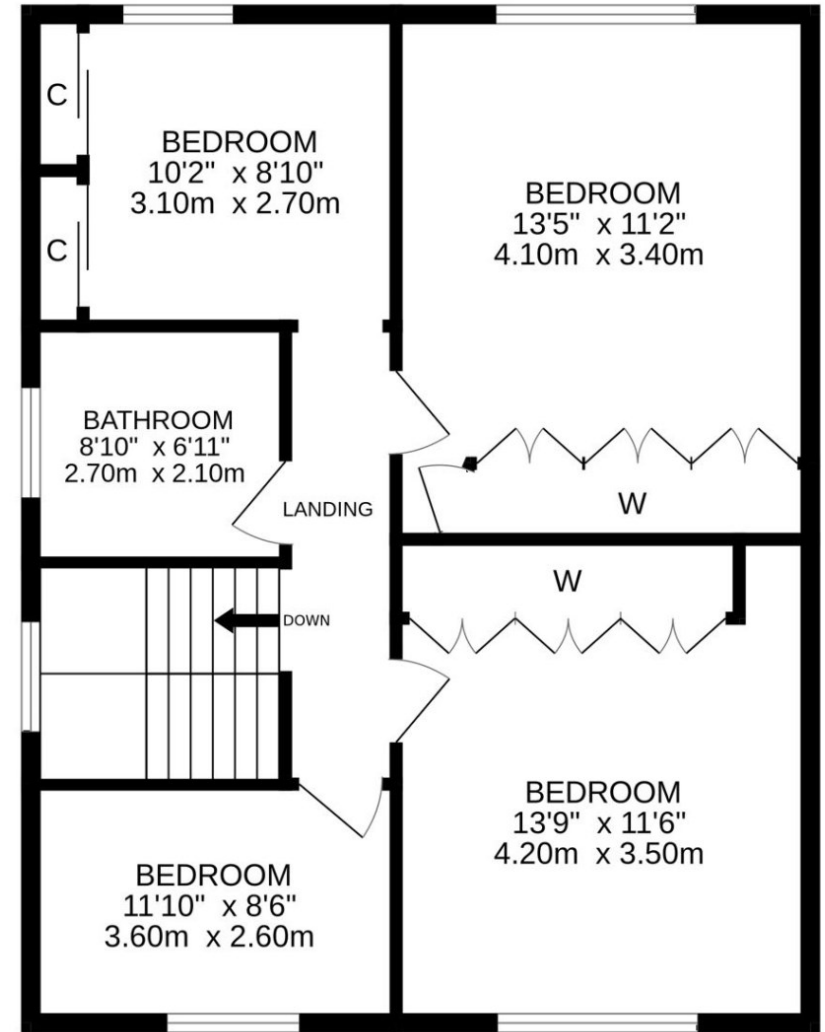




GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



Video Tour <https://my.matterport.com/show/?m=DPucD5noNBR>

Services Mains electric, gas, water and drainage.

Council Tax Band 'F'

Energy Performance Rated 'C'

Home Report Valuation £280,000

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.



Crieff

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Comrie

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Aberfeldy

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