



MALVERN, 32 OCHILVIEW GARDENS, CRIEFF, PERTSHIRE, PH7 3EW

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Irving Geddes are delighted to offer for sale this deceptively spacious four bedroom extended detached bungalow located in a highly desirable & mature residential area of Crieff. Enjoying a generously sized & private corner plot, Malvern has been extended to the rear & offers modernised well presented accommodation on one level, comprising; ENTRANCE VESTIBULE, DINING HALL, large LOUNGE with dual aspect and square bay window, modern BREAKFASTING KITCHEN open to a GARDEN ROOM/ CONSERVATORY, UTILITY ROOM, SHOWER ROOM, SINGLE BEDROOM, and THREE DOUBLE BEDROOMS (Master with EN-SUITE WETROOM). The property is warmed by gas central heating & double glazed throughout.

A notable feature of the property is the attractive landscaped garden. To the front there are mature planted beds and borders, & ample off-street parking on a mono-bloc drive to the front and side of an attached single garage (with new roof & door fitted July 2023). A small area of lawn lies to one side and a larger section to the other, fully enclosed by mature hedging and has a large timber shed. Fully enclosed again, there is a lovely paved courtyard to the rear accessed from either side of the garden and from the rear hall or sun room. A private area with raised rockeries, hedged borders and pedestrian access to garage.

Malvern is a fine family home, boasting an enviable location, beautiful gardens and presented in true move-in condition. A property likely to be a very welcome addition to the market, early viewing is highly advised.



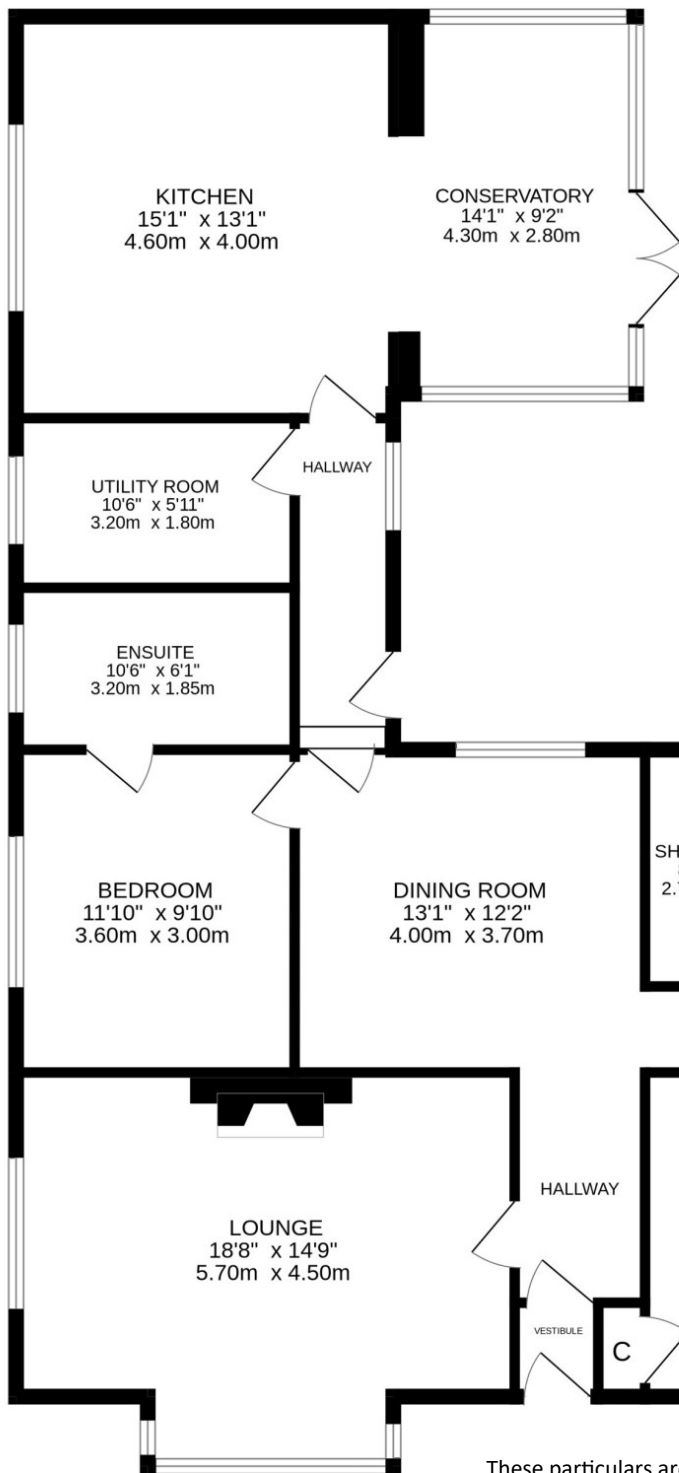












Energy Performance Rated 'D'.

Council Tax Band 'F'.

Services

Mains Electric, Gas, Water & Drainage.

Video Walkthrough

<https://my.matterport.com/show/?m=7TYgfinU4R3>

Viewing

By appointment through Irving Geddes.

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

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Comrie

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Aberfeldy

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