

49 TURRETBANK DRIVE, CRIEFF. PH7 4LW



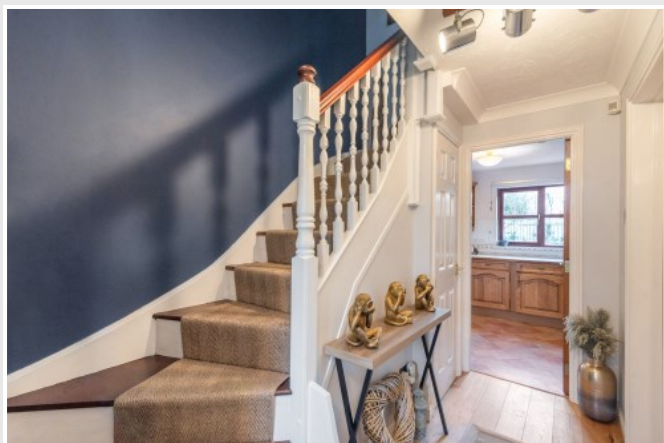
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Irving Geddes are delighted to offer for sale this modern three bedroom detached villa within the ever popular Turretbank area, located at the western edge of the sought after Perthshire town of Crieff. Within easy walking distance to the centre of town, through attractive parkland, the property is ideally located, and likely to have broad appeal.

Well-proportioned and presented accommodation, comprising on the ground floor; HALLWAY with W.C off and under-stair storage, large LOUNGE with double doors to DINING ROOM, with patio doors to rear, and KITCHEN with external door and hatch to ground floor attic space. The upper LANDING has an attic hatch, and provides access to THREE BEDROOMS, two with built-in storage and the Master with modern EN-SUITE SHOWER ROOM, and to a contemporary family SHOWER ROOM.

There is an integral garage with side pedestrian door, a mono-bloc drive & front lawn. The fully-enclosed rear has a paved patio, lawn and small timber summerhouse. Warmed by gas central heating (Worcester combi boiler) & is double-glazed throughout. Planning with building warrant in place (Oct' 22), was granted for a garage conversion in addition to opening the kitchen into the dining room. Documents are available to view on the council planning website (Ref: 22/00489/DOM4) with plans & structural drawings included in the sale.

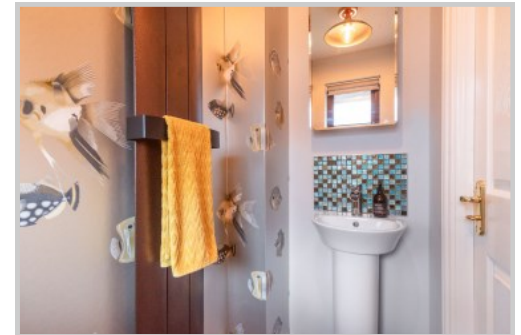
A fine family home presented in true move-in condition & enjoying an excellent location in a prime residential area.



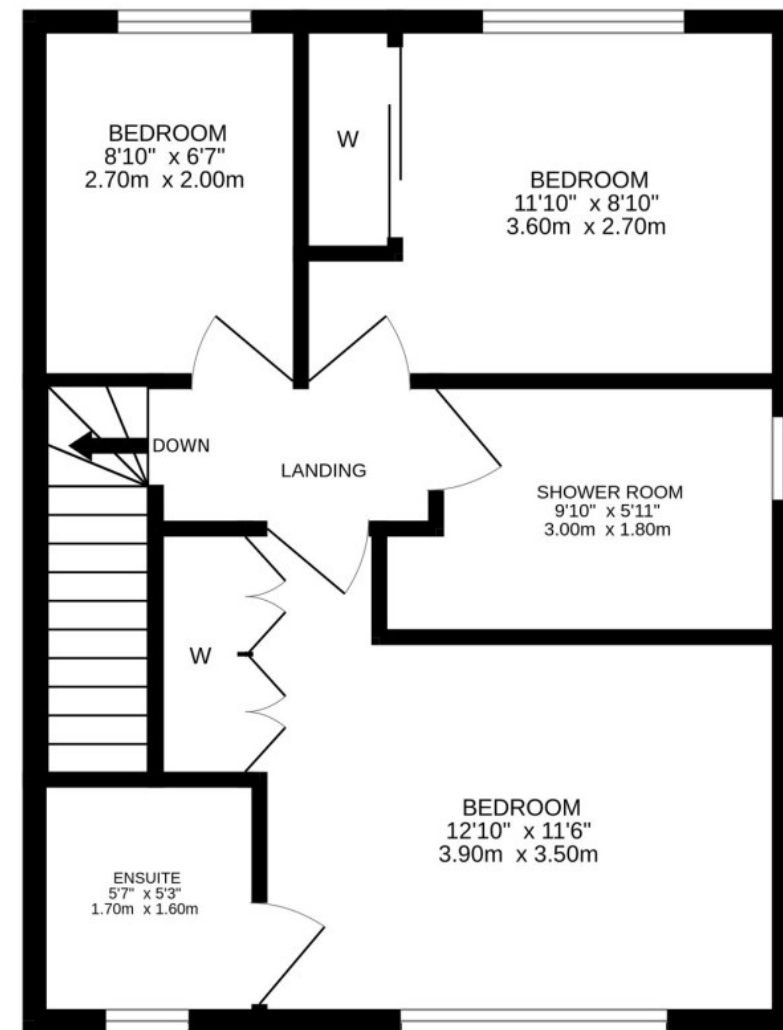
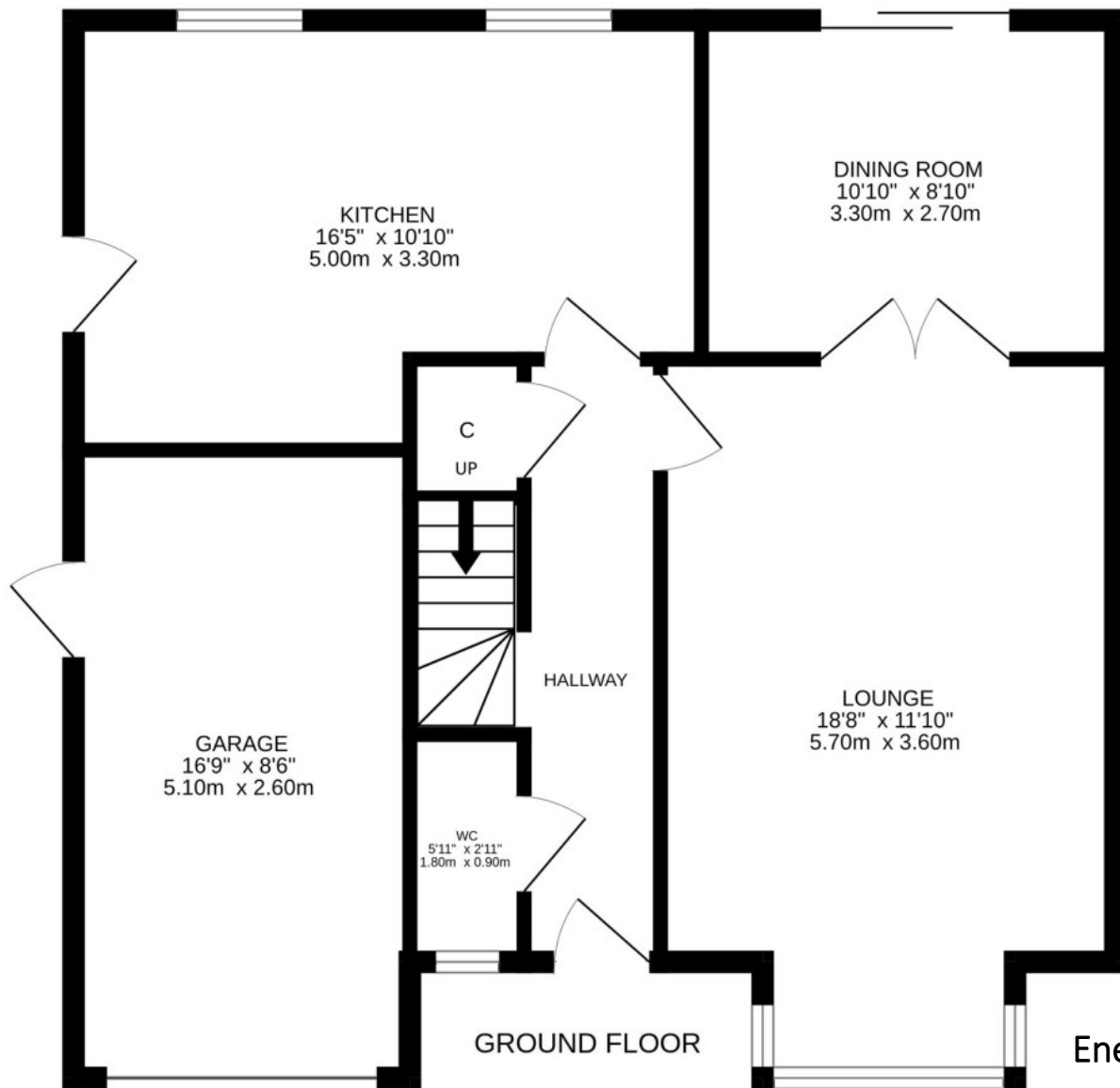












Energy Performance 'C' Rating

Council Tax Band 'E'

Services Mains water, gas, electric, and drainage.

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

Viewing Strictly by appointment through Irving Geddes.

IrvingGeddes
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