

42 TURRETBANK DRIVE,
CRIEFF. PH7 4LW



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Irving Geddes are delighted to offer for sale this beautifully presented four bedroom detached villa within the ever popular Turretbank area, located at the western edge of the sought after Perthshire town of Crieff. Enjoying an enviable position with a superb outlook to open fields at the rear, the property boasts attractive landscaped gardens, double garage, en-suite facilities & conservatory.

Bright & flexible accommodation over 2 floors, comprising on the ground floor; ENTRANCE VESTIBULE, wide HALLWAY with storage, leading to a UTILITY ROOM & W.C., and door to rear garden. Off the hall is large LOUNGE with feature gas fire and double doors to the DINING ROOM, the quality built CONSERVATORY overlooks the landscaped garden, and to the rear of the hall is the bespoke fully-fitted contemporary KITCHEN from Callum Walker Interiors. Professionally installed & fully integrated with quality appliances, including an AEG dishwasher with rising lower rack, full height fridge, separate freezer and double oven. The upper landing has storage and hatch to partially floor attic. There are 4 DOUBLE BEDROOMS, the master with EN-SUITE SHOWER ROOM, & FAMILY BATHROOM.

The front garden is laid to lawn with mature planting, the mono-bloc driveway provides ample private parking and the large double garage has auto electric doors to the front & pedestrian access from the utility. The fully enclosed rear has been extensively landscaped with low maintenance in mine, and is a most attractive & private space in which to enjoy the sun. There are areas of lawn, paved patios, gravel beds, colourful shrubbery, bordered by timber fencing, through which a gate allows access on the adjacent fields.

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



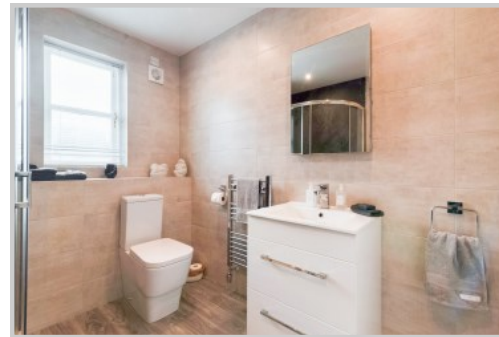








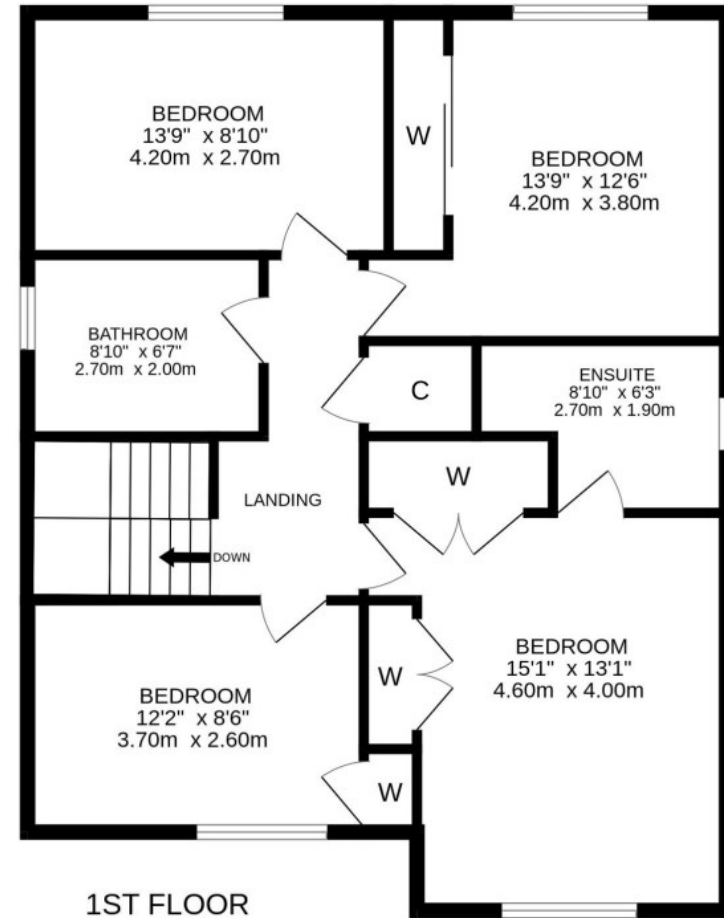
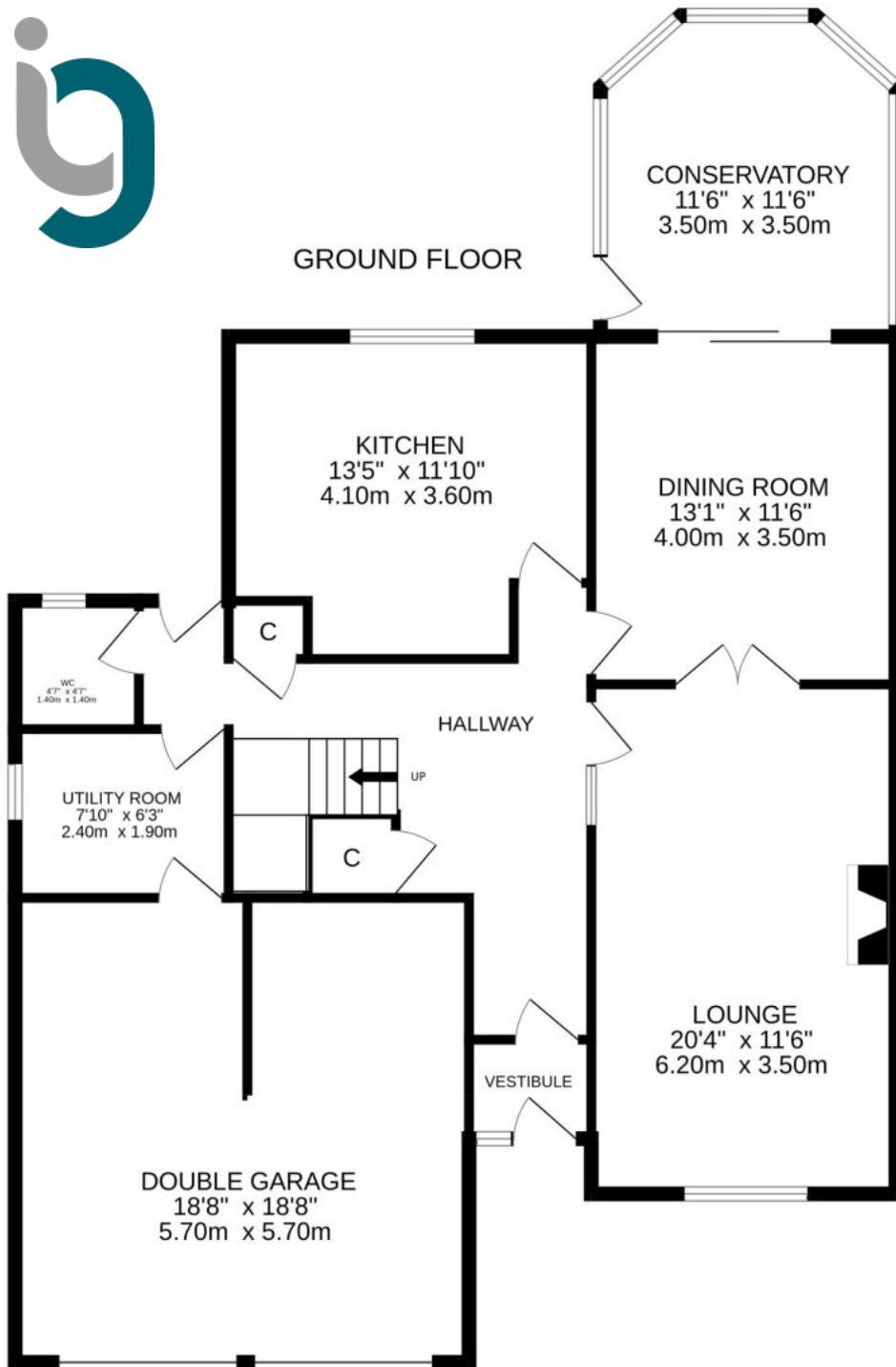












Energy Performance 'C' Rating

Council Tax Band 'F'

Services Mains water, gas, electric, and drainage.

Video Tour <https://my.matterport.com/show/?m=HyBrpRgYfw9>

Viewing Strictly by appointment through Irving Geddes.



Crieff

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Comrie

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Aberfeldy

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