



25 RAILWAY GARDENS,
CRIEFF, PH7 3BF

25 Railway Gardens, Crieff PH7 3BF

Irving Geddes are delighted to offer this 3 bedroom detached property, beautifully designed and furnished by BoConcept. Fairview Gardens is a luxury development of 38 three and four bedroom homes, The "Angus" is a superb 3 bedroom 2 bathroom villa with new floor coverings throughout. The accommodation comprises on the lower floor; **wide entrance hallway with wc/cloakroom**, fully fitted **dining kitchen** with integrated fridge/freezer, oven, hob, extractor fan, dishwasher & washer/dryer. A beautiful **open plan lounge/dining room** to the rear with double patio doors leading onto a patio area & private rear garden. The upper floor comprises; **3 bedrooms**, the master with built in wardrobes and **en suite shower room**. A second **double bedroom** again with built in wardrobes, a smaller **third bedroom** offering useful space for a nursery or home office for those wanting to work from home, and a fully fitted **family bathroom** with shower over bath & glass shower screen. A large storage cupboard on both the lower and upper floors within the Angus house style. Warmed by gas central heating (combi-boiler) and fully double glazed.

Externally:

The property boasts off-street parking for 2 cars and low maintenance gardens to the front and rear. The fully enclosed rear garden is laid mainly to lawn with patio area and boundaries are formed with timber fencing. A pleasant place to relax or for children to safely play.

3D Tour: <https://my.matterport.com/show/?m=Wze7ZiZ3MnP>

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

Fairview Gardens is a small select development located within the ever-popular market town of Crieff. Within easy walking distance of the town centre which has a great range of shops & cafes, along with a medical centre, dental practices. The development is also situated right next to the recently opened Aldi & B&M supermarkets. Morrisons Academy & Ardvrek Private Schools are close by, as are Crieff Primary, St. Dominics Primary and Crieff High school are also close at hand.





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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**Viewing ;
Strictly by appointment through Irving Geddes W.S. on 01764 653771.**



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Comrie
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Aberfeldy
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