

HILLSWICK
GORDON ROAD, CRIEFF, PH7 4BL



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this newly refurbished lower villa boasting a large private garden and parking, & enjoying an enviable location within easy walking distance of town centre amenities, Hydro Spa Hotel, Golf Club, private schooling at Ardvreck School & Morrison's Academy, with attractive parkland nearby along with riverside strolls, & woodland walks at Knock Hill.

Occupying the ground floor of a two property villa conversion, Hillswick has been extensively upgraded with new windows, heating, insulation, consumer unit, carpeting & decoration, and refurbished utility room the property has scope also for further development to the rear. A spacious layout comprising; ENTRANCE VESTIBULE, DINING HALL with storage, stunning dual-aspect LOUNGE with inset wood-burner, bay window and shelved press, BREAKFASTING KITCHEN, UTILITY ROOM, TWO DOUBLE BEDROOMS, SINGLE BEDROOM, BATHROOM, and rear STORES offering potential for extending/reconfiguring the current layout.

Beautiful fully-enclosed mature garden grounds surround the property, with private access to the front and side. The front with areas of lawn and planted banks, with paved paths. The side has lawn, a gravel path, off street parking and timber garage/workshop. The elevated rear has a lean to store and extends to the east of the property where lies a further area of lawn and mature planting with a decked patio.

A most attractive, south-facing period home in a prime residential area, beautifully presented and in move-in condition, with potential for further development. Likely to have broad appeal, early viewing is advised.

Energy Performance 'D' Rating **Council Tax** Band 'E'

Services Mains water, gas, electric and drainage.

Video Tour <https://my.matterport.com/show/?m=oqu4FBeUVpg>

Viewing Strictly by appointment through Irving Geddes.

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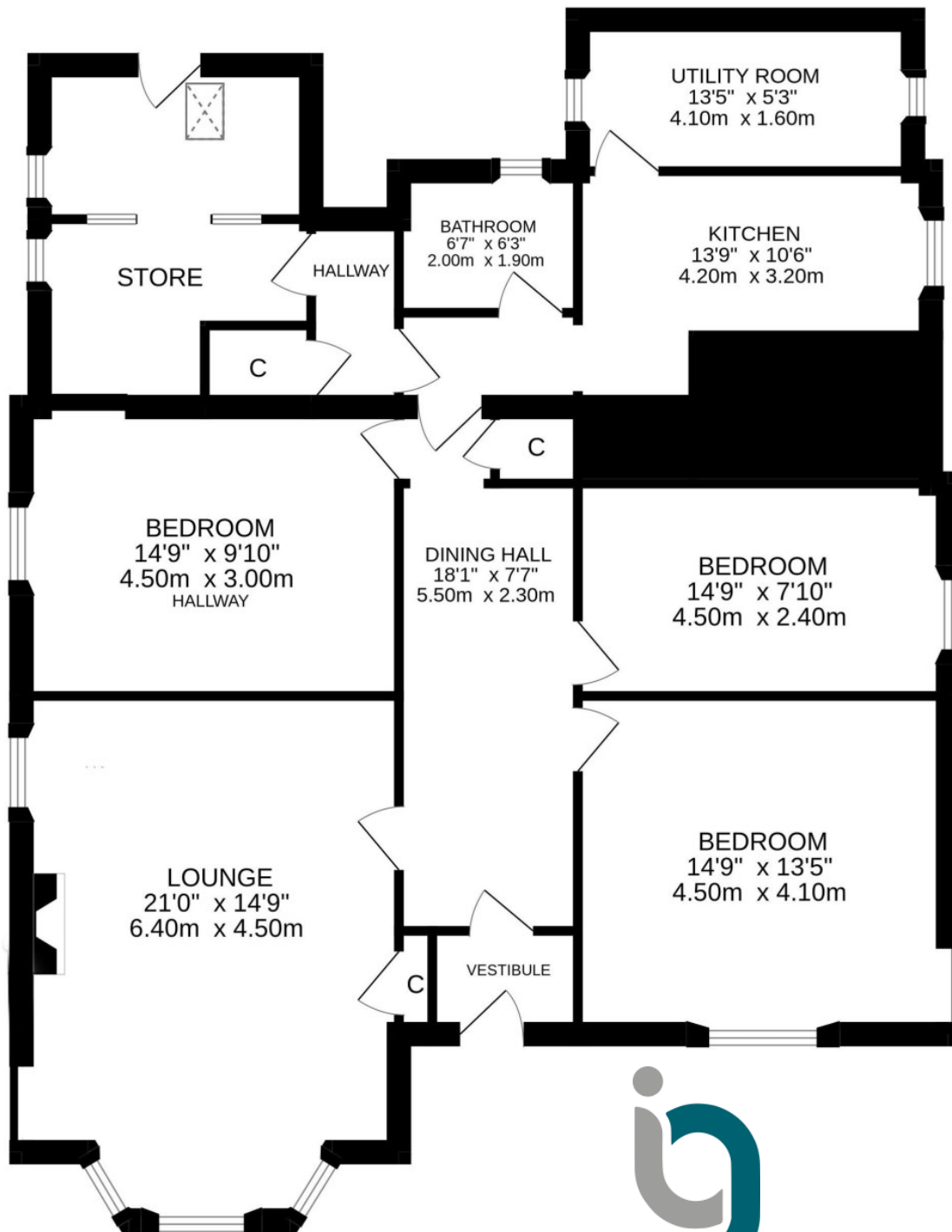












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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