

11 HEBRIDEAN GARDENS
CRIEFF, PH7 3BP



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Irving Geddes are delighted to offer for sale this very well presented four bedroom/two public room detached villa enjoying a great location for access to schooling and the centre of Crieff, located in an ever popular modern development. The property is set over two floors & comprises on the ground floor; ENTRANCE HALL with newly carpeted stair to upper floor, LOUNGE with under-stair storage, FAMILY ROOM, DINING ROOM with patio doors to rear, open to a modern fitted KITCHEN and fitted UTILTY with W.C. off and door to rear. The upper floor comprises a newly carpeted LANDING with storage and attic hatch, FAMILY BATHROOM, FOUR BEDROOMS, two with fitted wardrobes and the MASTER with EN-SUITE SHOWER ROOM, one bedroom currently utilised as a home office.

The property enjoys ample private off-street parking and a fully enclosed low maintenance rear gravel garden with paved patio and planted beds. A notable feature is the excellent garden studio. This fantastic, quality built and fully insulated multi-purpose garden room has under-floor heating, electricity, hard-wired internet connection & a large store room. In addition, the sale will include the hot-tub cited adjacent to the studio.

A most attractive modern family villa, fully double-glazed & warmed by gas central heating, presented in move-in condition and boasting a great location. A property likely to have broad appeal.

Energy Performance C Rating **Council Tax** Band E

Viewing Strictly by appointment through Irving Geddes on 01764 653771.

Video Tour <https://my.matterport.com/show/?m=LCoAQp6en3V>

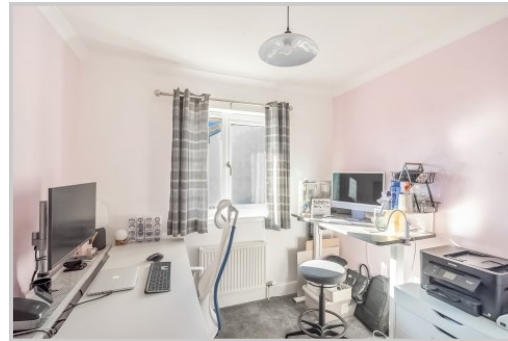




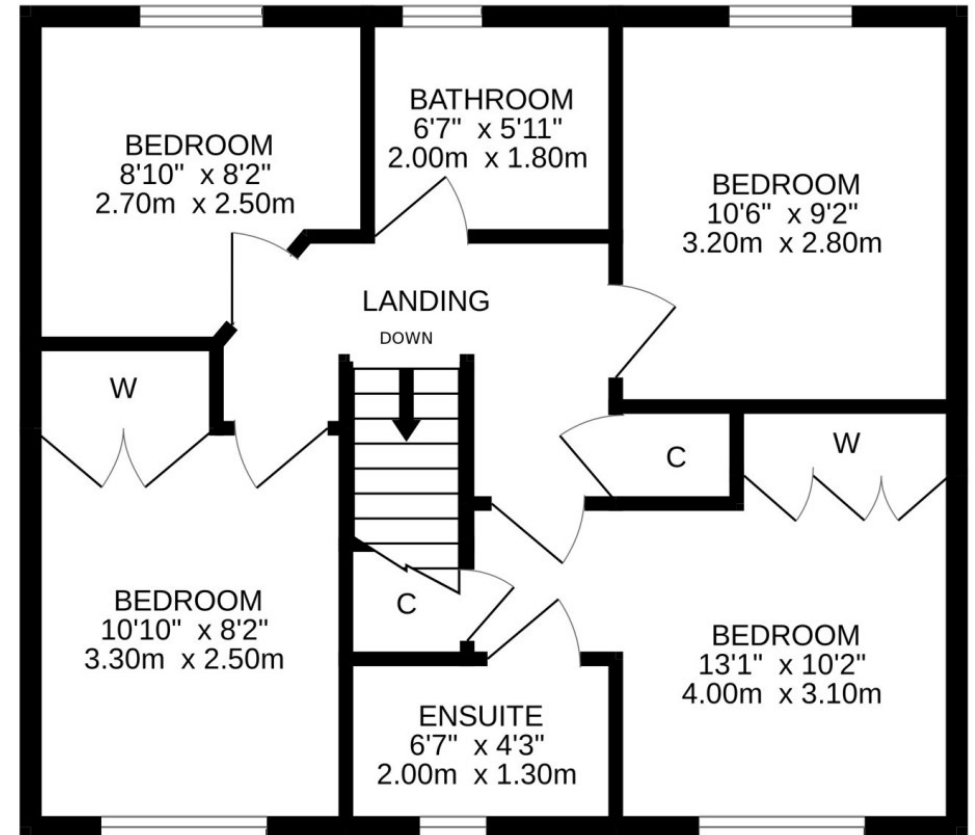
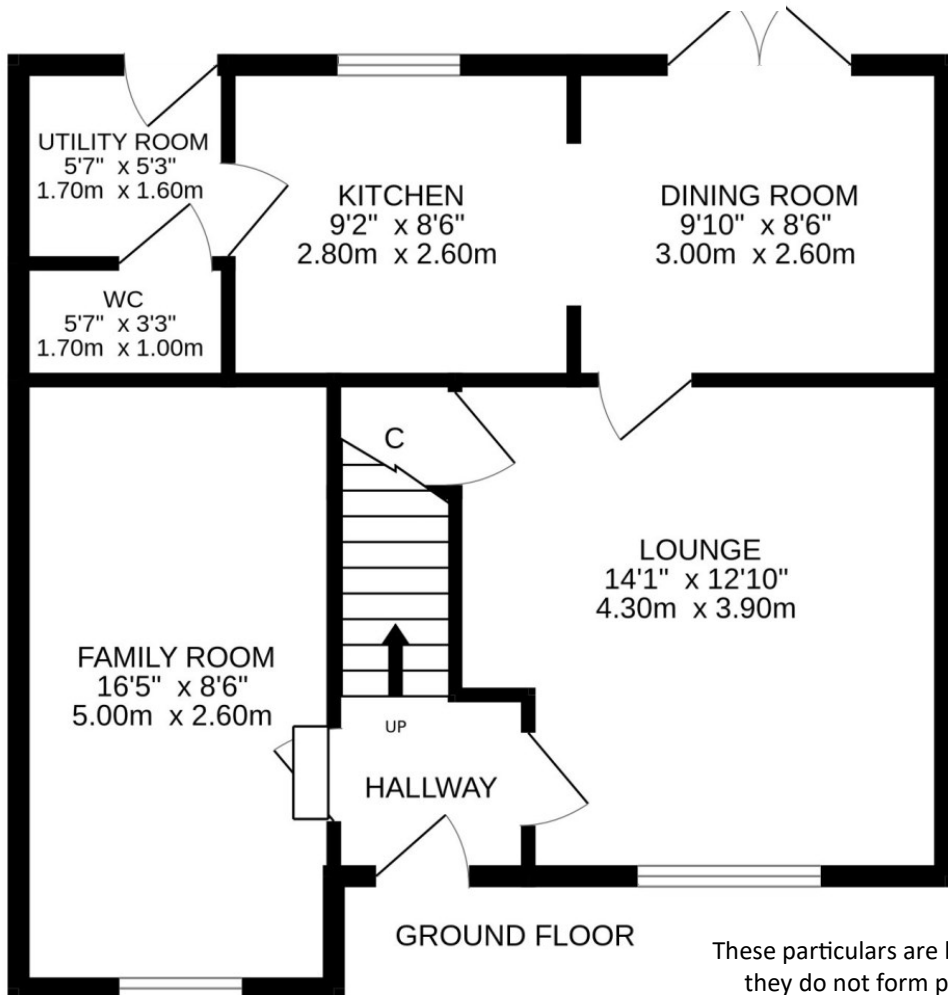
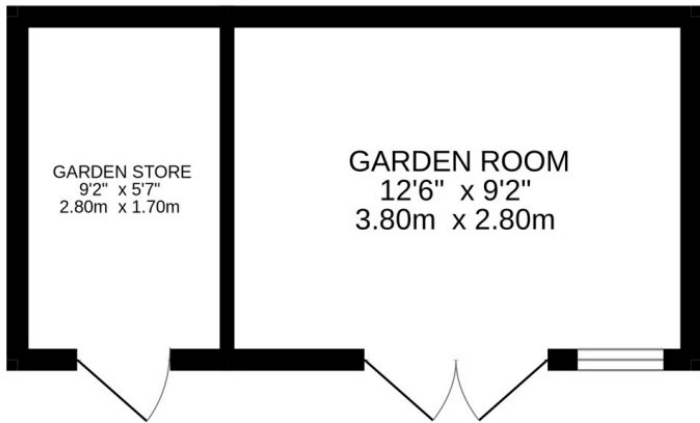












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722