

21 INCHBRAKIE DRIVE
CRIEFF, PH7 3SS



IrvingGeddes
W.S. • Solicitors • Estate Agents

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We are delighted to offer for sale this very well presented five bed villa, with low maintenance garden, located within the popular Inchbrakie area of Crieff. This detached family villa has a flexible layout with two public rooms and garage conversion, providing a most useful bedroom with en-suite facilities on the ground floor.

Comprising on the ground floor; HALLWAY with storage and W.C off, large LOUNGE, modern BREAKFASTING KITCHEN with storage cupboard, patio door to rear & central island/breakfast bar, open to a good sized DINING ROOM. The UTILTY ROOM is off the kitchen & has an external door to the side and provides access into the ground floor double BEDROOM (with EN-SUITE SHOWER ROOM), currently used as a home office. There are 4 BEDROOMS on the upper floor, the master with EN-SUITE SHOWER ROOM, and a further FAMILY SHOWER ROOM. The property is warmed by gas fired central heating and double-glazed throughout.

The front garden has an area of lawn and a large paved section for off-street parking. The fully enclosed low-maintenance rear is laid with paving, has planted borders, a timber & glazed shed and aluminium store.

An excellent family home in a prime residential area, offered in true move-in condition and boasting flexible accommodation.

Energy Performance 'C' Rating **Council Tax Band 'G'**

Video Tour

<https://my.matterport.com/show/?m=DBrHoeGBPeH>

Viewing Strictly by appointment through Irving Geddes.



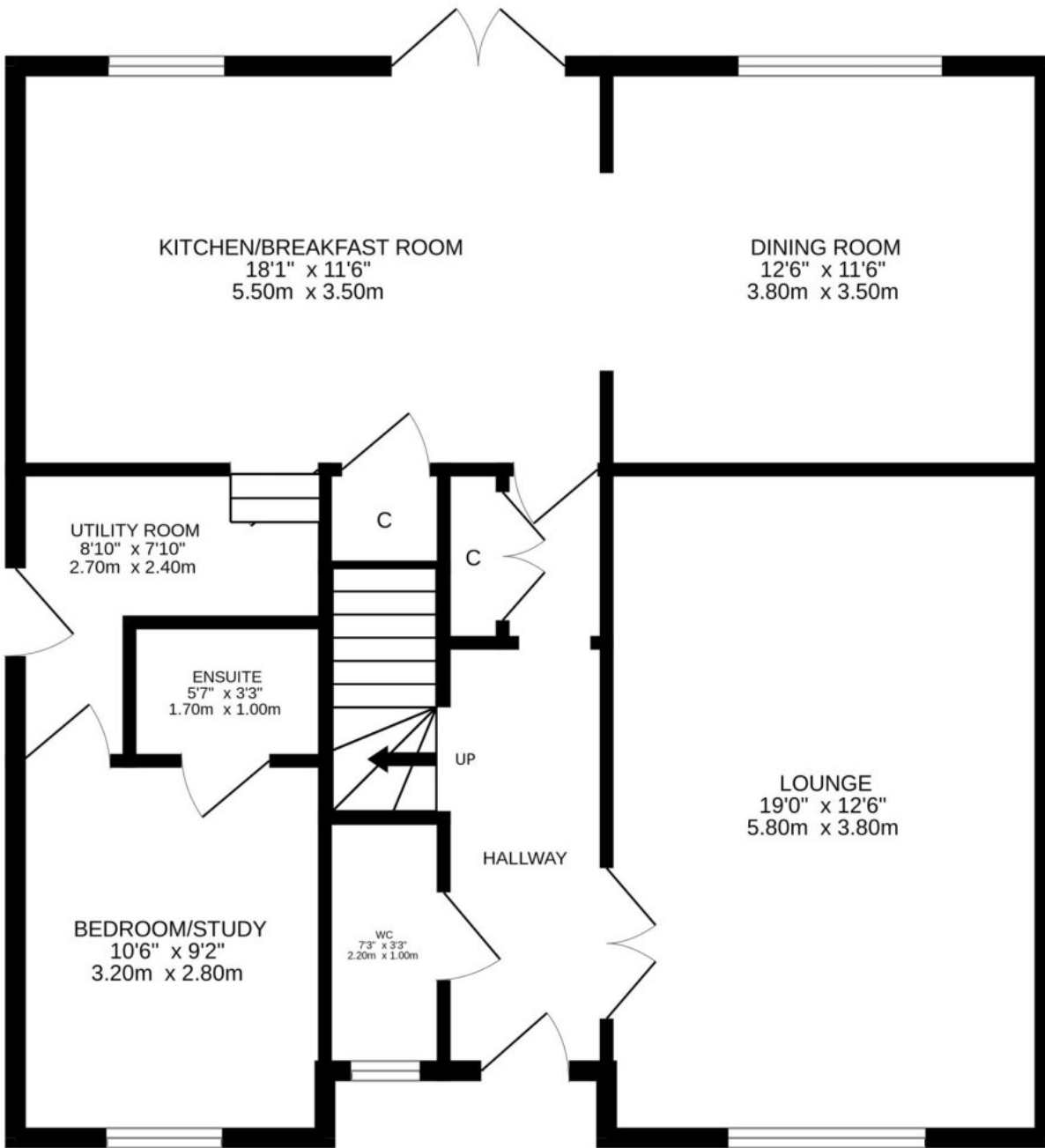




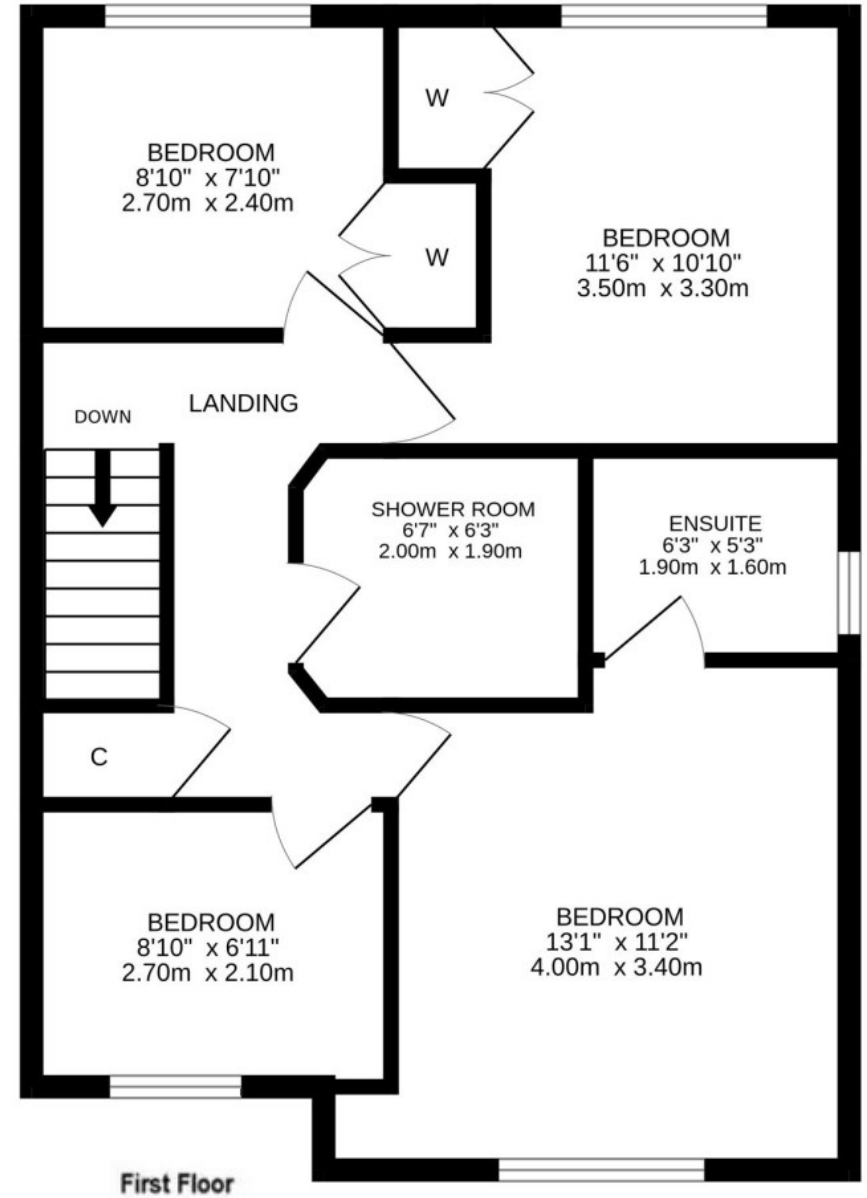








Ground Floor



First Floor

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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