



irvingeddes w.s.
solicitors & estate agents



Beautiful Detached Villa

Three Double Bedrooms

Master En-Suite

Large Lounge with Balcony

Stunning 1 Acre Garden

Sought-After Location

Excellent Views



Treetops, Ancaster Road, Crieff, PH7 4AL

Offers Over £430,000



irvinggeddes w.s.
solicitors & estate agents

You'll find us on...

Zoopla.co.uk

and also on...



www.pspc.co.uk



Treetops, Ancaster Road, Crieff, PH7 4AL



Treetops, Ancaster Road, Crieff, PH7 4AL

Description

Irving Geddes are pleased to offer for sale this immaculate detached villa enjoying an elevated & private position offering stunning views within one of Crieff's most exclusive locations. Extended considerably by the current owners, Treetops offers spacious and charming accommodation throughout comprising on the ground floor: Entrance Hall, Utility Room, Shower Room, two Double Bedrooms and substantial integral garage (previous planning to convert). On the upper floor; Landing, Lounge, Dining Room, Kitchen, Master Bedroom with En-Suite. Externally the beautifully maintained gardens, extending to 1 acre, provide a most private and desirable outdoor space with a substantial sun terrace and balcony. Properties of this calibre are rare to the market and early viewing is advised to appreciate the quality on offer both internally and externally.

Ground Floor

Hallway

Bright entrance hall providing access to bedrooms 2 & 3, utility room, shower room and upper accommodation. Solid-wood flooring. Three large storage cupboards.

Bedroom Two (11'6" x 9'6")

Good-sized double bedroom located to the front of the property. Large built-in wardrobe.

Bedroom Three (13'6" x 9'8")

Sizeable double located to the rear of the property enjoying access to sun deck.

Shower Room (8'6" x 6'6")

Large contemporary 'wet-room' fully tiled & comprising curved shower screen, WC and wash hand basin. Ladder towel rail. Underfloor heating.

Utility Room (9'5" x 5'6")

Sizeable utility room with large Belfast sink and storage cupboard. Access to integral garage and sun deck. Washing machine and dryer included in sale.

Integral Garage (19'6" x 17'4" at widest)

Substantial double garage with automatic roller door & large windows over-looking garden. Previous planning existed for conversion into further accommodation and subject to re-application this area would provide ample space for a further reception room or bedroom with en-suite facilities.

Upper Landing

Spacious and bright upper landing providing access to master bedroom, kitchen & lounge. Solid-wood flooring. Storage cupboard & room for occasional furniture.

Lounge (19'6" x 17'4" at widest)

Most sizeable reception room with solid-wood floor. Feature fireplace and triple aspect window. A notable feature is access to a decked balcony providing stunning views over Strathearn to the Glen Artney hills and beyond to the mountains of Ben Vorlich. Access to dining room.

Dining Room (12' x 9'6")

This pleasant room offers stunning views through a full height window. Shelved recess and storage cupboard. Open access to kitchen.

Kitchen (11'6" x 9'6")

Fully-fitted kitchen with range of quality wall and base units. Integrated dishwasher, oven and hob. Fridge freezer included in sale. Solid-wood flooring. Stunning views over garden to the distant mountains beyond.

Master Bedroom (12'6" x 9'8")

Spacious master located off the hall with built-in wardrobe and solid-wood flooring. Large **En-Suite Shower room** with attractive panelling and comprising shower cubicle, WC and wash hand basin.

Exterior

Another notable feature of Treetops is the stunning

First Floor

gardens which extend to around 1 acre and have been fully landscaped by the current owners to provide a private and child-friendly haven for those that enjoy the outdoor life. Front driveway with ample parking leads to the property from Ancaster Road. The garden to the side and front is laid mainly to lawn with numerous trees, hedging and shrubs. Superb decked sun terrace provides a perfect place to relax and enjoy Al-Fresco dining. Large timber-built shed and child's summer house.

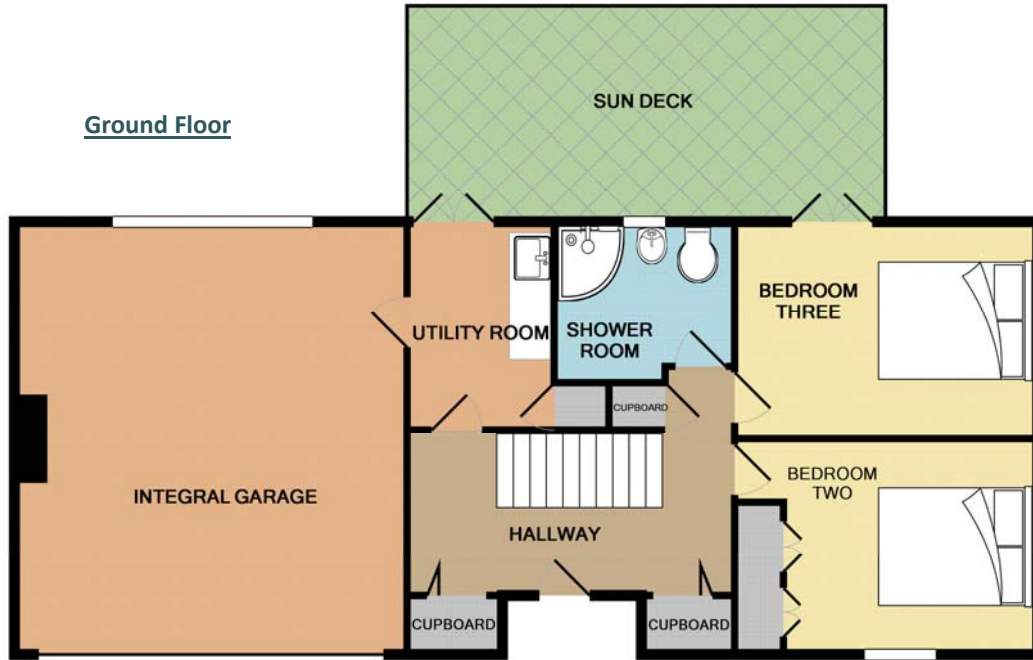
Directions

From our office in Crieff High Street head West towards Comrie, turn right into Comrie Road and take the second right up Craigard Road. Continue up the hill and cross straight over Drummond Terrace onto Ancaster Road. Treetops is located towards the top of the Road on the right hand side.

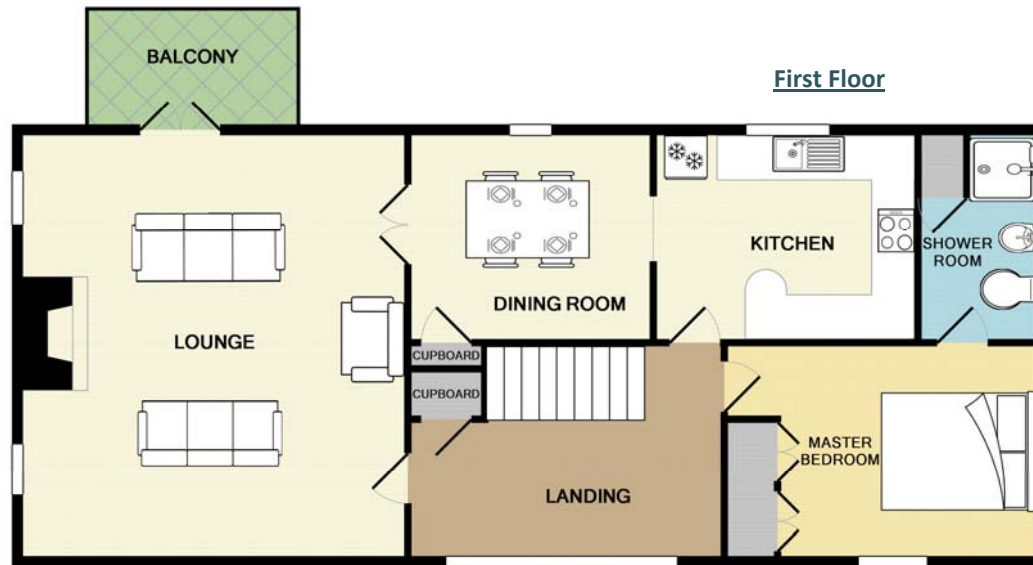


Thinking of selling? Call us now for a free valuation for your own property

Ground Floor



First Floor



For legal & property matters, local experience matters

Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771
Fax: 01764 654 654

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325
Fax: 01764 679400

Aberfeldy
2 Kenmore Street, PH15 2BL
Tel: 01887 822 722