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Two Newly Built Villas

Three Double Bedrooms

Master En-Suite

Option for Loft Conversion

Central Location

High Spec Finish

Excellent Views



Barra Glen & Fairview, Broich Terrace, Crieff, PH7 3BD

Fixed Price £240,000 Per Property



Description

Built to a very high standard these spacious, architecturally designed villas enjoy a central location with the added benefit of excellent views, private gardens and parking and the opportunity to further develop the accommodation on offer. Set over two floors the ground floor comprises; Utility Room, Hall, Three bedrooms (master en-suite) & Bathroom. The upper level, with access from the street comprises; Entrance Vestibule, Hall, Dining Kitchen, Lounge open plan to Dining Room (with sheltered balcony) and Shower Room. The villas have been purposely designed to allow easy conversion of the attic area, to provide a large master suite. Externally there is a private garden laid to lawn with ample private off-street parking. Finished to an exacting standard these villas are sure to be a welcome addition to the market and early internal viewing is advised.

Vestibule

An attractive private walkway leads from the street to a sheltered porch and into the vestibule. Spacious area with ample space to house outdoor attire and footwear. Shelf with storage beneath and large mirror over. Access to hallway.

Hallway

Spacious area with large cupboard and access to dining kitchen, shower room and lounge/dining room. Solid wood flooring. Access hatch to very large **attic area** which has been designed to allow ease of conversion into large master suite. South-West facing window affording further excellent views.

Dining Kitchen (14'8" x 10')

Fully-fitted Kitchen with full range of quality wall & base units. Integrated fridge/freezer, dishwasher, electric oven and gas hob. Attractive tiled floor and ample room for dining suite.

Lounge (20' x 14'8")

Most spacious reception room with solid-wood flooring and excellent South-Westerly aspect toward the hills surrounding Crieff. Ample room for a range of furniture. Open-plan to sizeable **dining room** with access through French doors to a superb decked and wood-panelled sheltered **balcony** providing a most appealing area in which to relax and enjoy the views.

Shower Room

Contemporary fully tiled shower room with WC and wash hand basin.

Lower Hallway

With solid-wood flooring and providing access to utility room, bedrooms, and family bathroom. Large storage cupboard housing boiler.

Utility Room (10'8" x 8'6")

Spacious room with a range of quality units & plumbing for washing machine. Access to rear door and garden.

Master Bedroom (14'8" x 11'4")

Principal double with large built-in wardrobe and most attractive fully-tiled contemporary en-suite shower room with WC and wash hand basin.

Bedroom Two (12'6" x 9'2")

Second double located to the front of the property with large built-in wardrobe.

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

Third double again located to the front of the property.

Bathroom

Luxury contemporary bathroom with attractive tiled floor, floating shelf with large mirror over. Under-stair storage. WC, bath with shower over & wash hand basin.

Exterior

Private walkway to front with area laid to lawn. The private rear garden is again laid to lawn with large private parking area.

Directions

From the centre of Crieff (James Square) proceed down King Street and take the second turning on the left into

Commissioner Street which becomes Broich Terrace. The properties will be found immediately on the right.

Viewing

Strictly by appointment through Irving Geddes on 01764 653771 or 670325.





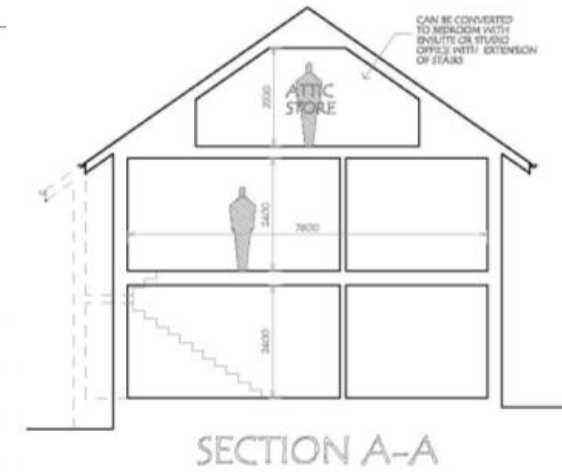
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