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Modern Detached Villa

Four Bedrooms

Master En-suite

Lounge & Dining Room

High-Quality Finish

Attractive Gardens

Move-in Condition

43 Inchbrakie Drive, Crieff, PH7 3SS

Guide Price £215,000 Home Report £240,000



Well-proportioned and immaculate modern detached villa located in a desirable residential area of Crieff. Upgraded by the current owner with works including a new fitted kitchen, en-suite shower, bathroom, flooring, decoration & garden landscaping. Flexible accommodation over two floors comprising; Hall, Lounge, open-plan Dining Room, Breakfasting Kitchen, Utility Room, WC & home office/study. The upper level consists of four bedrooms with master en-suite shower room and a family bathroom. With attractive gardens, off-street parking, GCH, DG and presented in move-in condition, the property is sure to be a welcome addition to the market and early viewing is advised.

Hallway

Large hall providing access to lounge, study, kitchen and upper accommodation. Large under-stair storage cupboard. Solid-oak flooring.

Lounge (15'7" to window x 11'6")

Most attractive principal reception room located to the front of the property. Solid-wood flooring and access through to open-plan Dining Room (10'4" x 9'8") with ample room for a large dining suite. Sliding doors lead to rear garden. Access to breakfasting kitchen. Solid-oak flooring.

Breakfasting Kitchen (11'10" x 10'4")

Most attractive fully-fitted kitchen with a range of quality wall & base units. Integrated double oven, gas hob & dishwasher. Boiling water tap and waste disposal unit. Breakfast bar. Large window overlooking rear garden. Access to utility room.

Utility Room (7' x 6')

Wall & base units and plumbing for washing machine, vented for tumble dryer. Access to side of property and to good-sized Cloakroom with WC and wash hand basin.

Office Room (9'5" x 7'4")

The current owners have converted the front of the garage to create a most useful office/study. Large skylight providing much natural light.

Upper Landing

Large landing providing access to upper accommodation. Two storage cupboard and access hatch (with ladder) to partially floored attic with lighting.

Master Bedroom (11'4" x 9'10")

Good-sized double bedroom located to the front with triple built-in wardrobe. Attractive, upgraded fully-tiled En-suite Shower Room comprising shower cubicle with power shower, WC and wash hand basin vanity unit with shelving & storage.

Bedroom Two (10'6" x 9'6")

Good-sized double bedroom located to rear. Two double built-in wardrobes. Large window overlooking garden,

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

Further double located to front. Double & single wardrobes.

Bedroom Four (9'10" at widest x 9'6")

Forth bedroom located to rear with double built-in wardrobe.

Bathroom

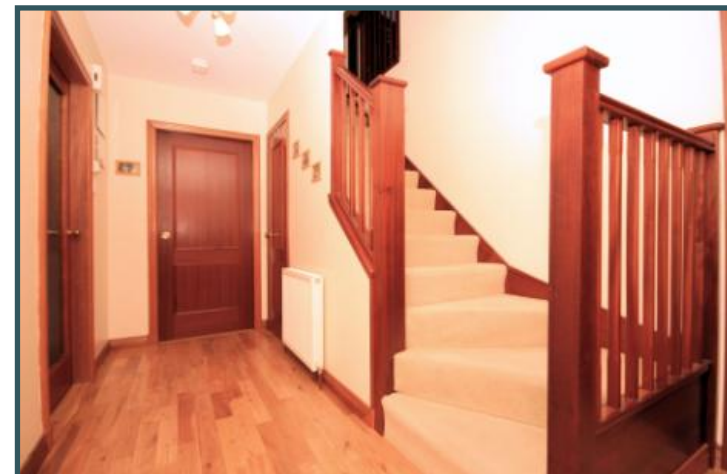
Bright bathroom upgraded with new white suite comprising, bath with electric shower over, WC & wash hand basin vanity unit with shelving & storage.

Exterior

Front garden laid mostly to lawn with driveway for two cars. The rear garden is laid mainly to lawn and has been landscaped to create an attractive raised border, patio area & play area with wendy house. Exterior power point & hot/cold tap. The rear garage area is accessed from the side & is currently utilised as a games room, benefiting from power and lighting. An enclosed storage area with roof has been created along the opposite side of the property.

Directions

From the offices of Irving Geddes proceed up the High Street, and once opposite the Shell Garage turn right down Dollerie Terrace. Take the 3rd turning on the right into Inchbrakie Drive, round the right hand bend to the small park which Number 43 overlooks from the right hand side.



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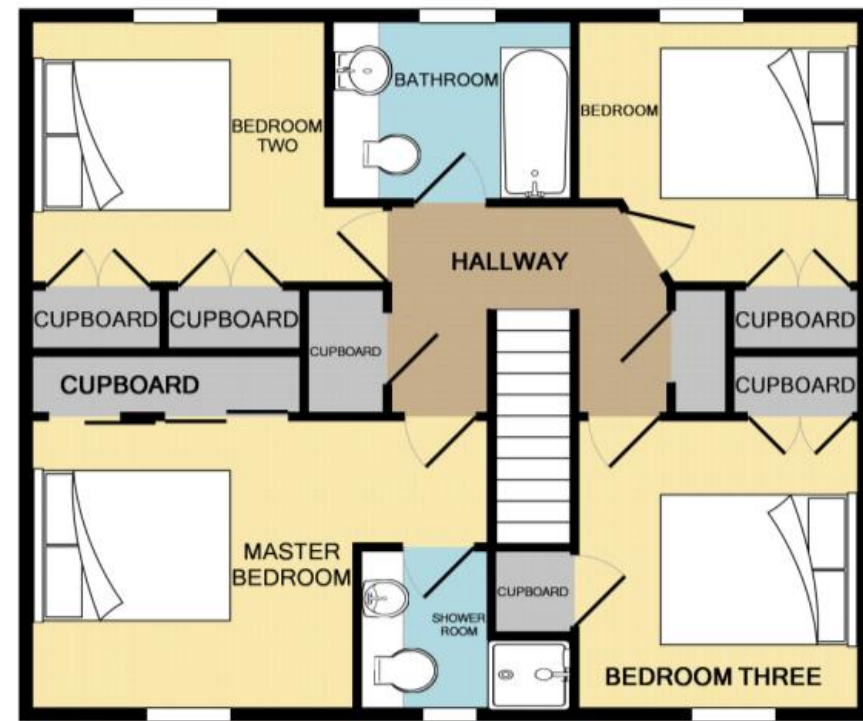
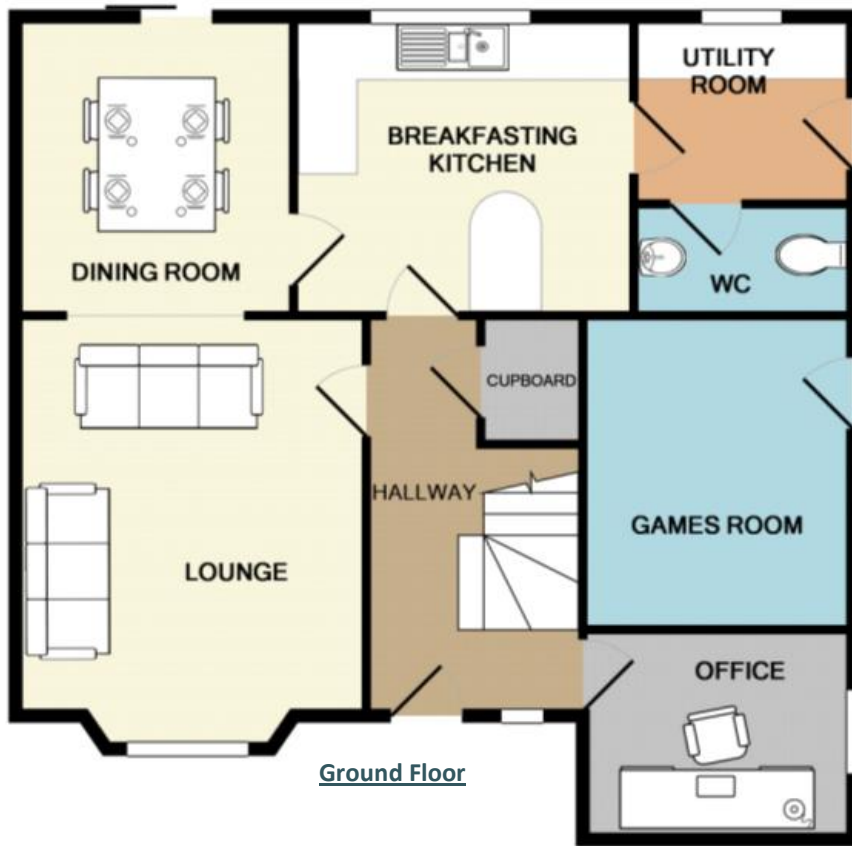
Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771
Fax: 01764 654 654



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



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



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