

IRVING
GEDDES

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THE LOANINGS, 9 OCHILVIEW GARDENS, CRIEFF, PH7 3EJ

OFFERS OVER £239,995



Description

We are delighted to offer for sale this charming and deceptively spacious 4 bedroom villa situated in an elevated position within a popular residential area of Crieff. Enjoying a beautiful southerly aspect towards Callum's Hill and the Ochil Hills beyond, the well maintained family home benefits from flexible accommodation set over ground and lower ground floors. The ground floor comprises an L-shaped hall, kitchen with breakfast bar & door to the dining room, 24ft lounge with sliding doors to a superb balcony with glass balustrade (upgraded in 2016), double bedroom & bathroom with bath & separate shower.

Stairs from the hall lead to the lower ground floor which has three double bedrooms, including the master with large en-suite shower room. The centre bedroom has a door leading to the rear garden. A large recessed storage area leads off the hall and provides access to cellar storage which offers potential for development subject to obtaining necessary permissions.

Externally there is an 'in-and-out' mono-bloc drive to the front and a single attached garage with auto-door. An area of lawn lies to the east with steps to the west, both providing access to the rear which gently slopes down to a mature hedge border. There is an array of mature planted beds and trees, stone steps and greenhouse. The boiler/storage room is located beneath the garage and accessed to the rear.

The property is warmed by oil-fired central heating and is double glazed throughout. A bespoke family home within a sought after area and offering scope for further enhancement. Likely to be a welcome addition to the market, early viewing of The Loanings is advised.

Directions

Heading into Crieff from Perth, passing Connaught Terrace on the right, take the next left into Ochilview Gardens. Head down the road around the right hand bend and the property is immediately on the left.

Viewing by appointment through Irving Geddes - 01764 670325/653771.

Energy Performance Rated 'E' for efficiency.

Council Tax Band 'E'.

www.irvinggeddes.co.uk





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.

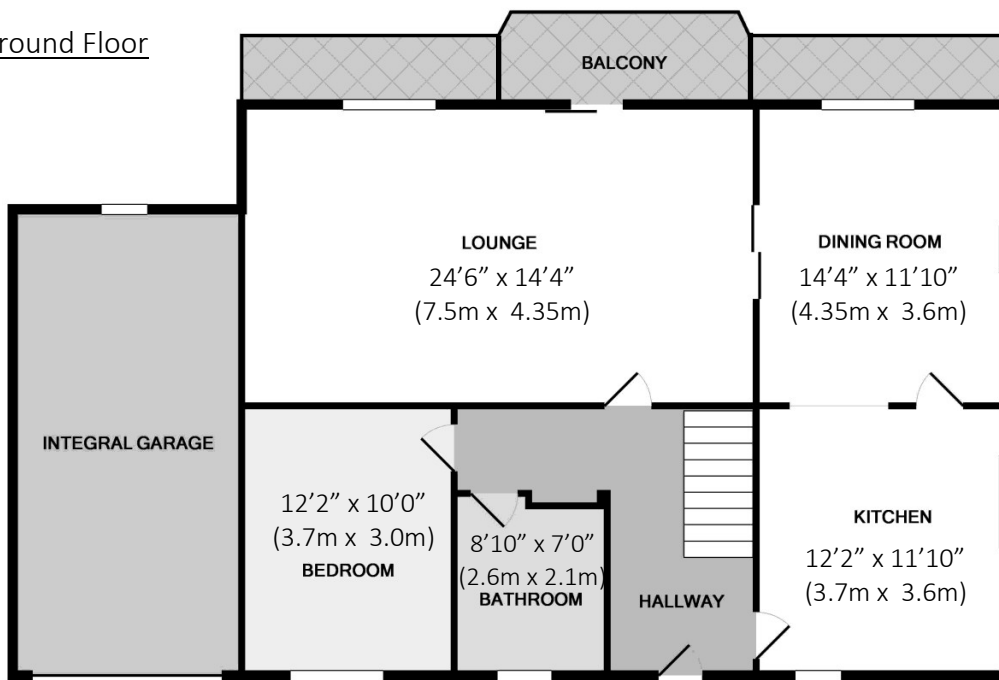




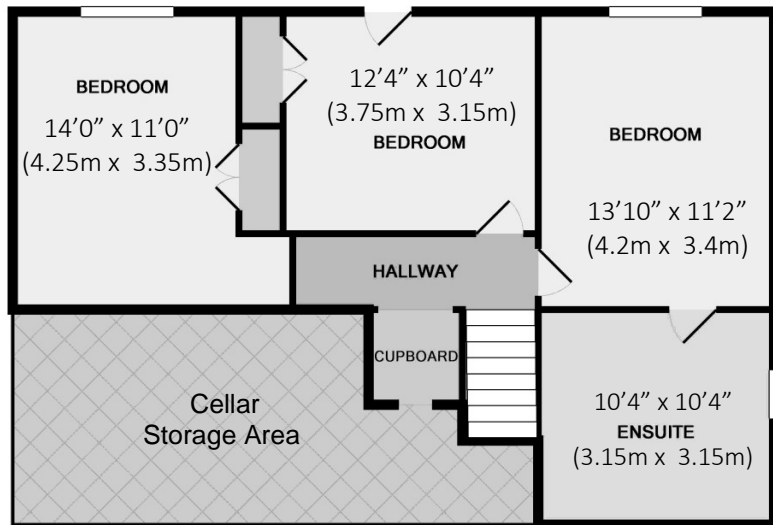




Ground Floor



Lower Ground Floor



Thinking of selling?

Call us now for a free valuation for your own property.

Crieff

25 West High Street, PH7 4AU
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Comrie

1 Drummond Street, PH6 2DW
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Aberfeldy

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