

MALACH, 65A BURRELL STREET, CRIEFF, PH7 4DG

GUIDE PRICE £265,000



IRVING
GEDDES
w.s. | solicitors | estate agents

Malach, 65a Burrell Street, Crieff, PH7 4DG

We are delighted to offer for sale this beautiful 5 bed semi-detached family villa, located within the ever popular Market Town of Crieff. This property is presented in true move-in condition, offering flexible, spacious accommodation throughout. Malach has been thoughtfully planned and designed to cater for the needs of modern family living. The property enjoys a central location, within easy walking distance of Crieff town centre, Crieff Hydro Spa Hotel, local shops and restaurants. This property is warmed by gas central heating and is double glazed throughout.

The accommodation on the ground floor comprises: **entrance vestibule** leading into an L-shaped **hallway** with **under stair storage & shower room**. The **lounge** is located to the front of the property & features a bay window. The stylish **dining/kitchen** is fitted with a modern range of base and wall units and boasts a centre island. A door to the rear leads to a **utility area**, also giving access to the rear garden. An attractive oak staircase leads to the upper landing with accommodation comprising; **large master bedroom** with built in triple wardrobe and **en-suite shower room**, **4 further double bedrooms** and **family bathroom**. Two of the bedrooms are currently utilised as an office and family room which features French doors, leading to a Juliet Balcony.

To the front of the property there is a mono bloc driveway which provides off-street parking & leads to a single garage. To the rear is an enclosed garden which is mainly laid to lawn with flower borders and mature planting - also boasting a 'Sitooterie' in the far corner.

A beautiful family home and viewing is essential to fully appreciate the quality of accommodation. Likely to be a welcome addition to the market early viewing is advised.

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|--|--|
| Lounge (18'11" to bay x 14'01") | Kitchen (15'0" x 14'01") |
| Dining Area (18'07" x 8'06") | Utility Room (15'02 x 5'10") |
| Shower Room (7'10" x 6'3") | Bedroom 1 with e/s (15'3"x 12'2") |
| Bedroom 2 with e/s (15'02" x 10'0") | Bedroom 3 (13'01" x 10'03") |
| Bedroom 4/Snug (11'02" x 10'04") | Bedroom 5/Study (14'10" x 8'07") |
| Bathroom (8'08" x 5'11") | |

Directions

Proceed down Lodge Street to the junction with Burrell Street. Turn left & proceed for approx. 400yds & the property is located on the right hand side.

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

Energy Performance Rated 'B' for efficiency.





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.



BEDROOM FOUR



BEDROOM THREE



MASTER BEDROOM



BEDROOM TWO





BEDROOM TWO



MASTER BEDROOM



BEDROOM FIVE



FAMILY BATHROOM



FAMILY SHOWER ROOM



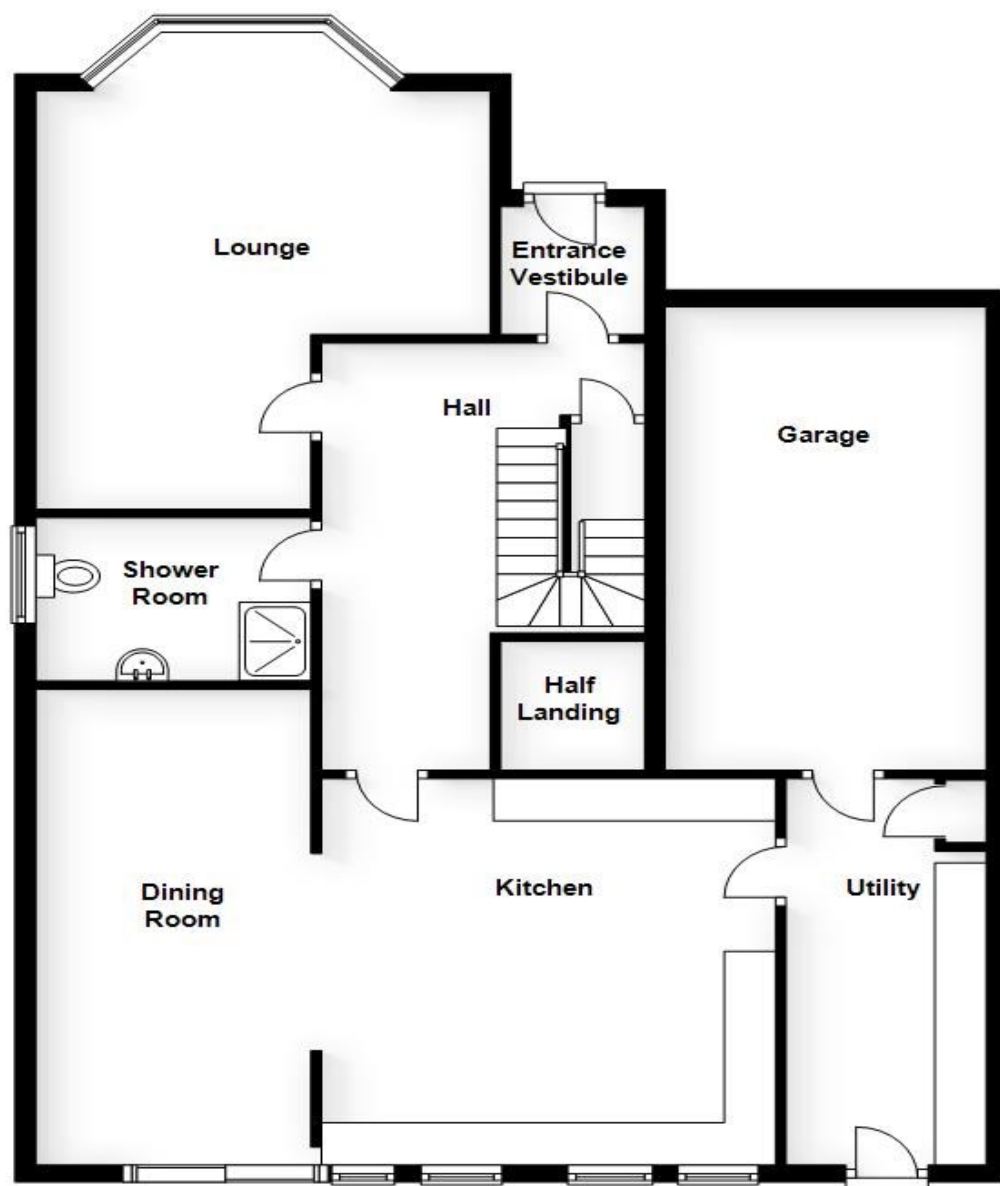
MASTER EN-SUITE



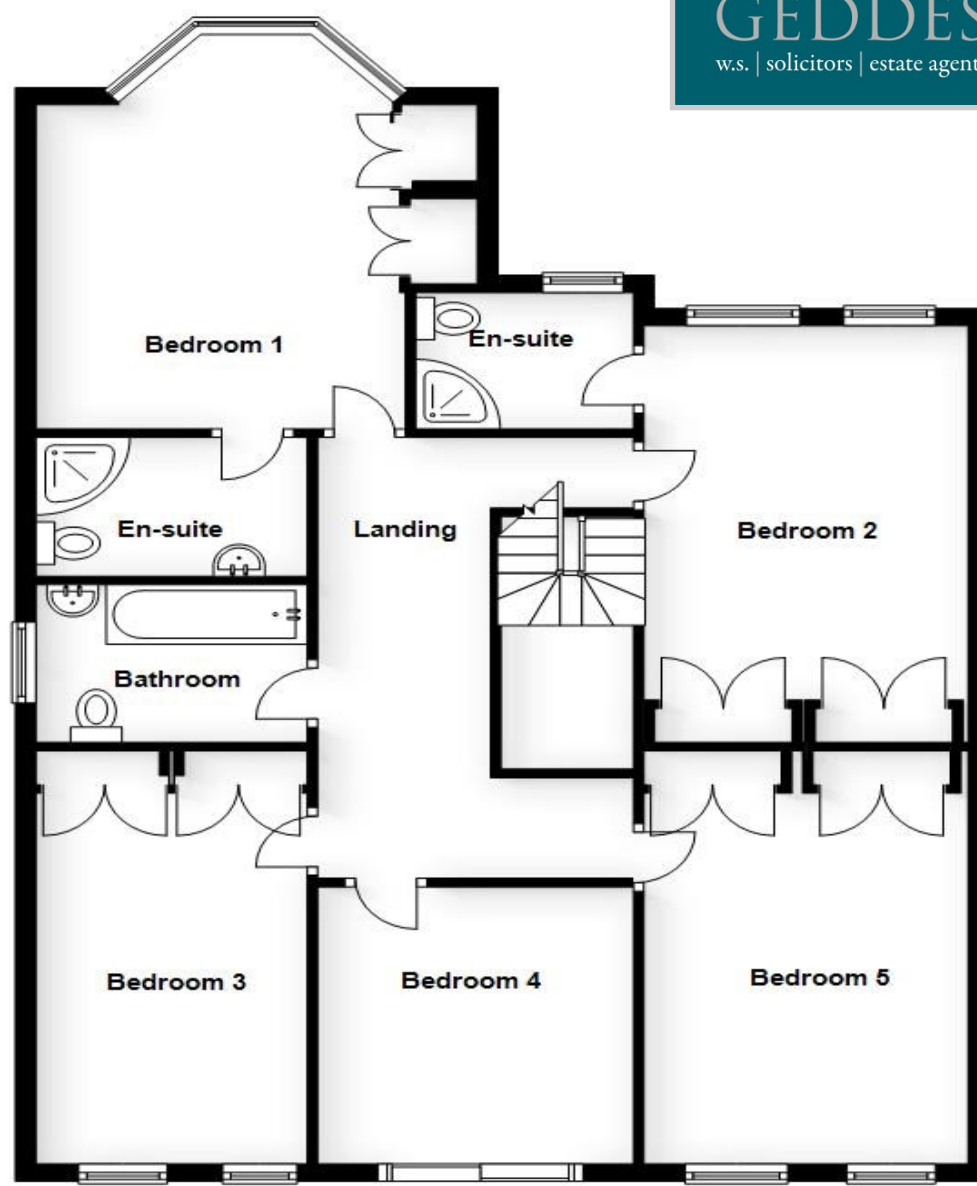
EN-SUITE BEDROOM TWO



Ground Floor



First Floor



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Thinking of selling?

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

Crieff

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Comrie

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