

AN CALA, 25 OCHILVIEW GARDENS, CRIEFF, PH7 3EW
OFFERS OVER £265,000 HOME REPORT £280,000



IRVING
GEDDES
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Description

We are delighted to offer for sale this immaculate, modernised and extended four bedroom detached family villa located within a popular residential area of Crieff. Presented in true move-in condition and offering flexible, spacious accommodation throughout. Formally a bungalow, the current owners had the attic converted providing an additional two bedrooms, large shower room and additional storage. The property is warmed by gas central heating (new Worcester/Bosch Combi boiler and radiators fitted in 2016), is double glazed throughout (installed in 2016) & enjoys a beautiful outlook to Callum's Hill at the rear.

The ground floor accommodation comprises: **central hall** with floor hatch access to a substantial cellar storage. Two **double bedrooms**, **family bathroom**, fully fitted **kitchen** and **lounge** can be accessed off the hall. The large lounge has a dual aspect, square bay to the front and is open to a **dining area** off the kitchen. The kitchen has a full range of wall/base units and an attractive central 'island' unit. Large windows overlook the rear garden to Callum's Hill. A door from the kitchen leads to the **porch** with a door to the rear garden and **utility room**.

A bespoke solid wood staircase leads to the upper accommodation of **landing** with storage area off, large **double bedroom**, further **bedroom/study**, both enjoying lovely views and luxury **shower room** with large cubicle, WC, WHB, bidet and dressing area.

The landscaped garden has been developed with low maintenance in mind and the front has a small area of lawn, planted beds, hedge border & mono-bloc driveway and paths. An additional area of parking, laid to chips, is adjacent to the large single garage which has a workshop area to the rear & auto roller door. The charming fully enclosed, child and pet friendly rear garden has a mono-bloc patio, an area of lawn, timber summerhouse, timber potting shed and is bordered by a quality timber fence. An additional area of hard standing is located in the corner, an ideal spot for housing a greenhouse.

A fully refurbished, beautiful family home in a sought after location. Likely to be a welcome addition to the market, viewing is strongly recommended. N.B. Some of the contents/white goods may be available through separate negotiation.

Directions

Leave Crieff on the Perth Road, A85, passing Houseproud on the right hand side. Take the next right into Ochilview Garden, round two bends and down the hill. The property is located on the left, immediately following Hazel Avenue to the right.

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

Energy Performance Rated 'D' for efficiency.

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.

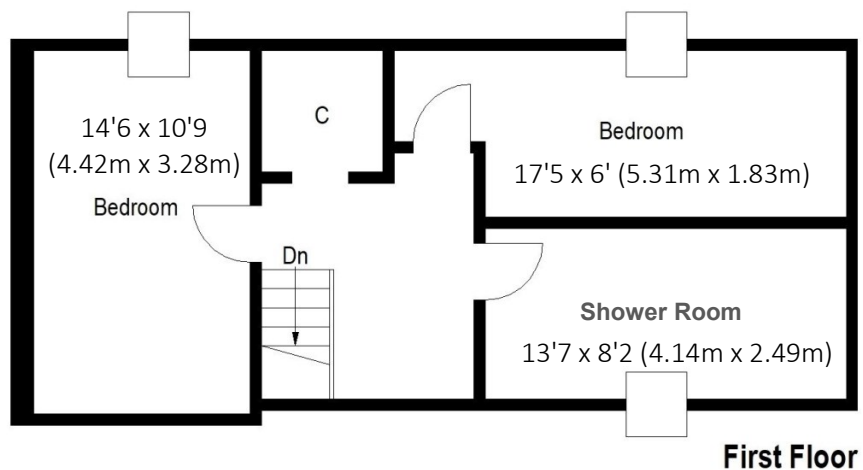
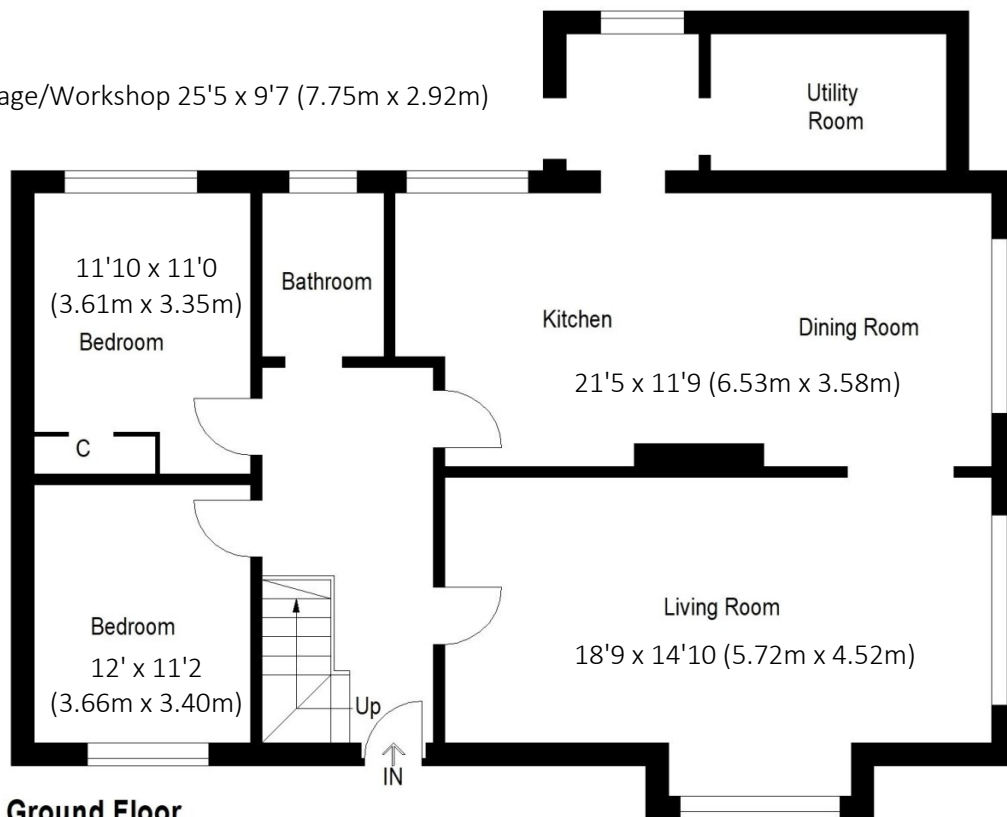








Garage/Workshop 25'5 x 9'7 (7.75m x 2.92m)



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

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

Comrie
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Aberfeldy
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