





2 Ochilview Gardens, Crieff, PH7 3EJ

A particularly spacious villa enjoying an elevated position with fine southerly views, located in a highly desirable residential area of Crieff. The substantial accommodation is presented in immaculate condition and would suit a variety of purchasers, from those looking for a family home to a retirement property. The layout comprises on the ground level: **Entrance Hallway** giving access to all accommodation, **Lounge** with double aspect views, **Dining Kitchen** with island & family seating area with beautiful south facing views, **Rear Porch** with **Utility Room**, **Two Double Bedrooms** and fully tiled **Family Bathroom** with Whirlpool bath & double walk-in shower. From the hall a staircase leads to the upper level which comprises: **Landing**, **Two Double Bedrooms** with velux windows & eaves storage, **Shower Room with bath**. The property benefits from gas central heating & is double glazed throughout.

The property has undergone a programme of improvements, including kitchen with integrated appliances and island with wine fridge, new bathroom & shower room, flooring, internal oak doors throughout & decoration.

The front garden offers an area of decking and is laid to lawn with loc bloc driveway leading to a large single garage with power and light and offers ample off-street parking for several vehicles. Stone paviours lead to both front and rear doors. The rear garden is again laid mainly to lawn and bordered by mature hedging and shrubbery.

No.2 offers an opportunity to purchase a property in true move-in condition with particularly versatile accommodation. This property is a welcome addition to the market and early viewing is highly advised.

Energy Performance Rated 'C' Council Tax Band 'F'

3D Tour <https://my.matterport.com/show/?m=ySpz5jwLfu3>

Viewing Strictly by appointment through Irving Geddes on 01764 653771.

Directions Heading towards Perth from Crieff High Street and after Crieff Filling Station onto the Perth Road. Take the 2nd on the right into Ochilview Gardens. Just before the right hand bend turn right along a private path and number 2 is located first on the right.











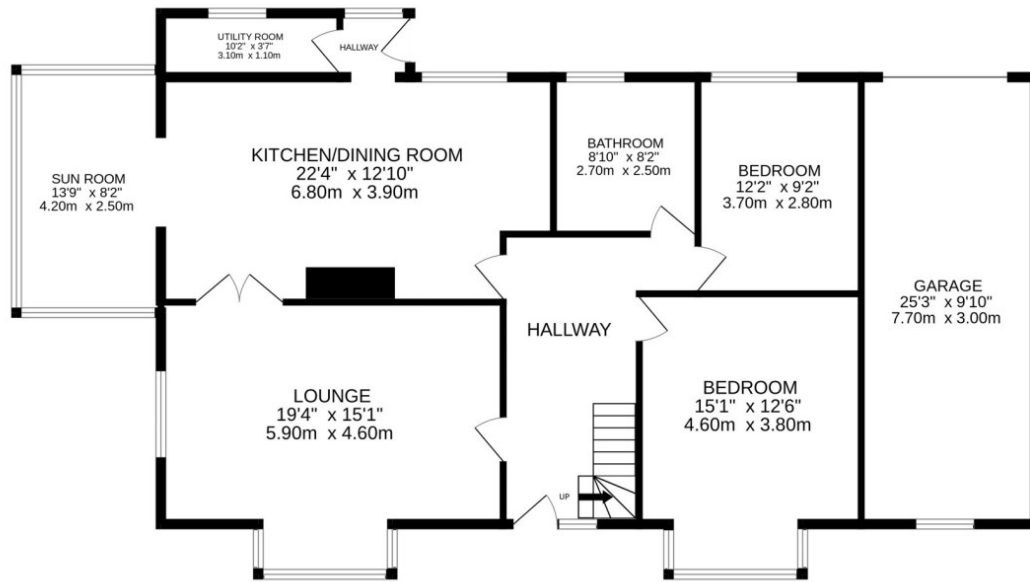




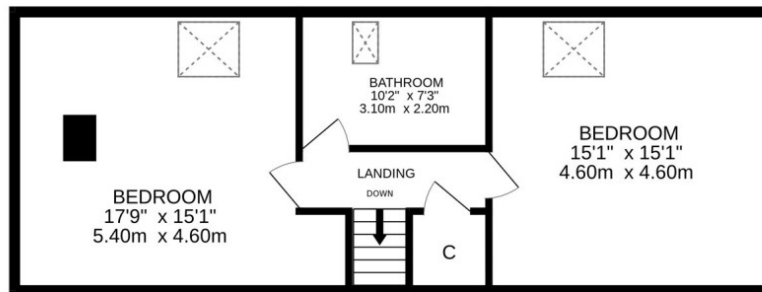


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

GROUND FLOOR



1ST FLOOR



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

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

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722