

30 Inchbrakie Drive, Crieff, Perthshire, PH7 3SS

Guide Price £270,000



**IRVING  
GEDDES**  
w.s. | solicitors | estate agents

### **30 Inchbrakie Drive, Crieff, PH7 3SS**

A well presented, substantial four bedroom detached family villa located within the beautiful Perthshire market town of Crieff. The property enjoys an enviable position bordering open countryside with exceptional views across Strathearn to the Ochil's & set within an established and popular residential area on the eastern edge of the town. Presented in move-in condition, the property enjoys spacious accommodation over two floors comprising on the ground floor; Hallway, Lounge, Dining Room (currently utilised as a study), Breakfasting Kitchen with integrated appliances, Utility Room and WC. On the upper level there is a spacious Master Bedroom with En-Suite Shower Room, Family Bathroom and Three further Bedrooms all with built in wardrobes, TV & phone points. Externally there are attractive gardens and a single attached garage. A most pleasant family villa enjoying a sought-after location.

**Lounge** (18'1" x 12'3")

**Dining Kitchen** (23'4" x 10'6")

**Utility Room** (6'6" x 5'8")

**Dining Room** (15'5" x 9'6")

**Bedroom One** (16'0" x 13'6")

**Bedroom Two** (0'9" x 10'8")

**Bedroom Three** (12'6" x 9'6")

**Bedroom Four** (9'10" x 9'8")

**Bathroom** (8'0" x 6'5")

The property's south facing aspect benefits from photovoltaic solar panels, providing an income of approx. £1,000 per annum for the balance of the feed in tariff agreement, in addition to free day time electricity and supplementing the hot water, thus enhancing efficiency.

#### **External**

Easily maintained gardens to the front and rear. The front is laid to lawn with a paved path leading to the front door and tarmac drive leading to the single garage. The rear garden benefits from a patio area, good sized lawn and offers an excellent open aspect.

#### **Energy Performance**

Rated 'C' for energy efficiency.

**Viewing** :Strictly by appointment through Irving Geddes.





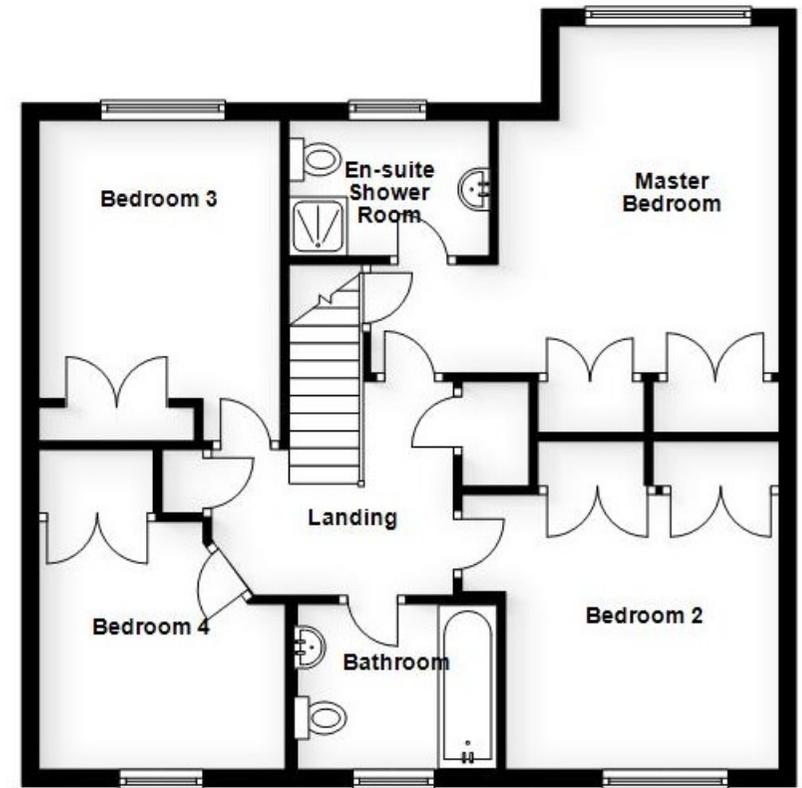
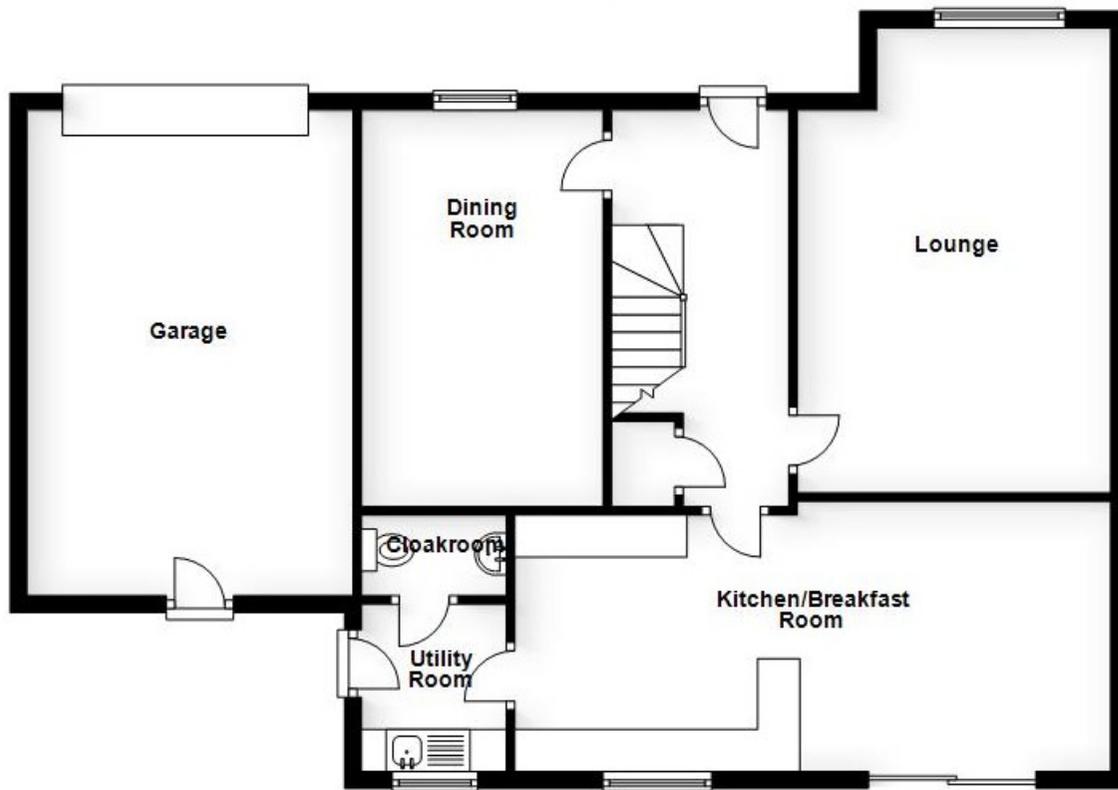
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.











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

**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