

WHITE GABLES
LITTLEFOLD, BY MADDERTY, CRIEFF, PH7 3NY
OFFERS OVER £650,000





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Irving Geddes are delighted to offer for sale this exceptional family home enjoying a stunning open outlook, within c.075acre grounds. White Gables is an individual, architecturally designed modern villa extending to over 300m², situated at the end of a private lane, located close to Madderty/St David's, some 5mls east of Strathearn's principle town of Crieff and 11mls west of the historic city of Perth.

With generously proportioned accommodation throughout, White Gables is set over 2 floors & comprises on the ground floor; feature turreted VESTIBULE accessing a grand reception HALL with flagstone floor, spacious LOUNGE/FAMILY ROOM with open fire, fully fitted DINING KITCHEN, large UTILITY ROOM, SNUG/TV ROOM, W.C. and MASTER BEDROOM with spacious EN-SUITE. The upper floor has a generous GALLERIED LANDING with stunning floor-to-ceiling window providing far-reaching views, THREE FURTHER DOUBLE BEDROOMS, SHOWER ROOM and BATHROOM with bath set into the turret recess.

The level garden grounds are fully enclosed with attractive stone wall and mature hedging. An extensive paved patio lies at the west gable, and sweeping lawns with mature planting surround the property. A large double garage with adjoining timber stores sits to the east and benefits from a lined room above.

An individual property presented in true move-in condition, enjoying a private location with magnificent views across the Strathearn Valley. Likely to have broad appeal, early interest in advised.

























Video Tour <https://youtu.be/T9iq9XxhNus>

Energy Performance Rated 'C'

Viewing Strictly by appointment through Irving Geddes on 01764 653771

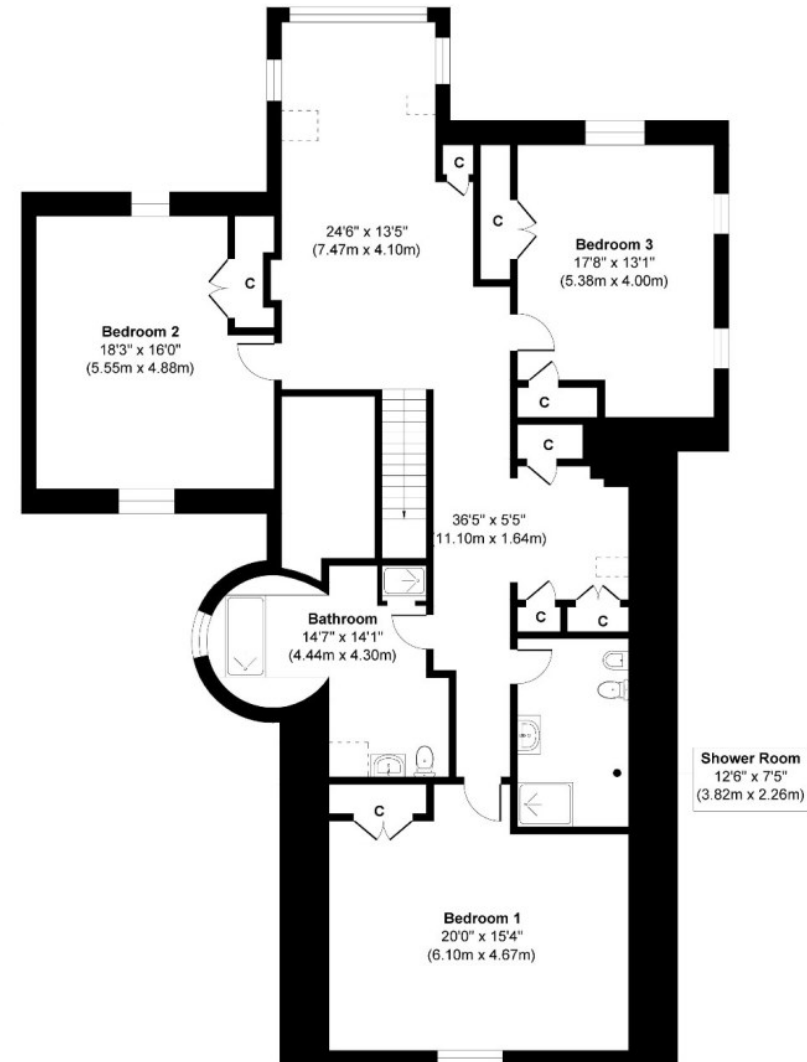
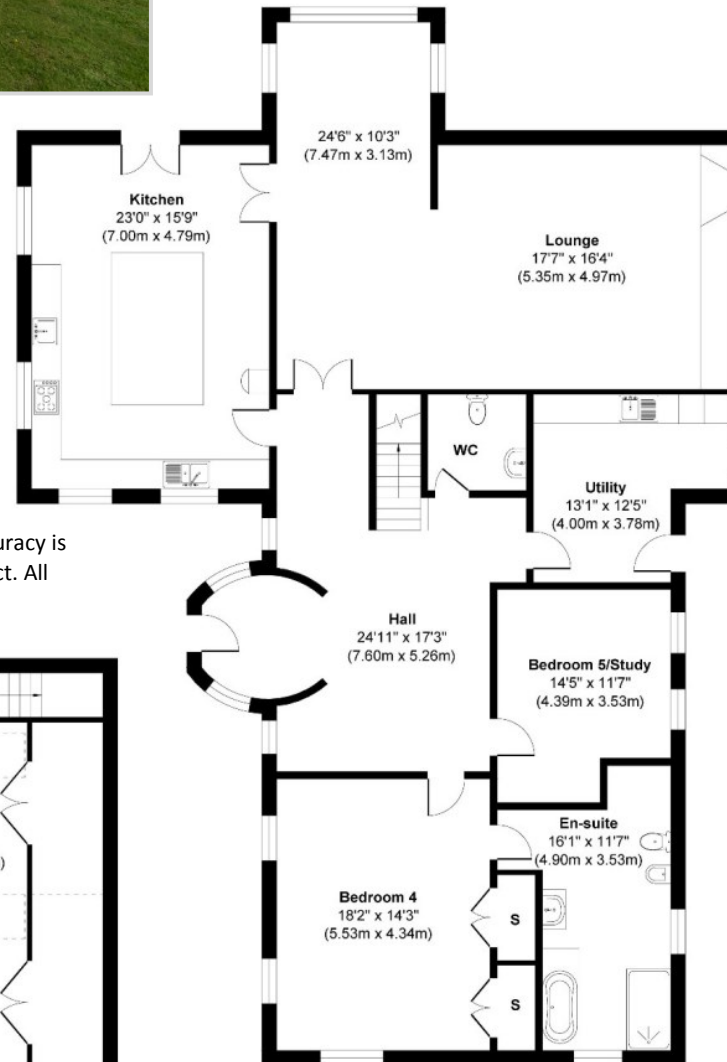
Services Mains water & electric, oil-fired central heating & drainage to septic tank.



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



Garage Ground Floor



First 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