



LANGSIDE, 28 OCHILVIEW GARDENS, CRIEFF, PH7 3EW  
OFFERS OVER £295,000

## LANGSIDE, 28 OCHILVIEW GARDENS, CRIEFF, PH7 3EW

An immaculately presented, spacious & flexible four bedroom detached villa located in a highly desirable residential area of Crieff. Langside is a most attractive family home enjoying good sized gardens, off-street parking, garage and versatile accommodation. Over two floors the layout on the ground floor comprises; generously sized **HALL**, **LOUNGE**, **DINING ROOM/SUN ROOM**, modern fitted **KITCHEN** with **UTILITY** area & walk-in storage off, **TWO DOUBLE BEDROOMS** (master en-suite) and **BATHROOM**. There are a further **TWO DOUBLE BEDROOMS** and a **SHOWER ROOM** on the upper floor. The property is warmed by gas central heating and is double glazed throughout.

The property benefits from attractive and well stocked gardens, the front with a mono-bloc drive leading to a single attached garage, area of lawn, and pathways leading to either side. There are large areas of lawn to the side and rear with landscaped patios, mature planting & hedge borders.

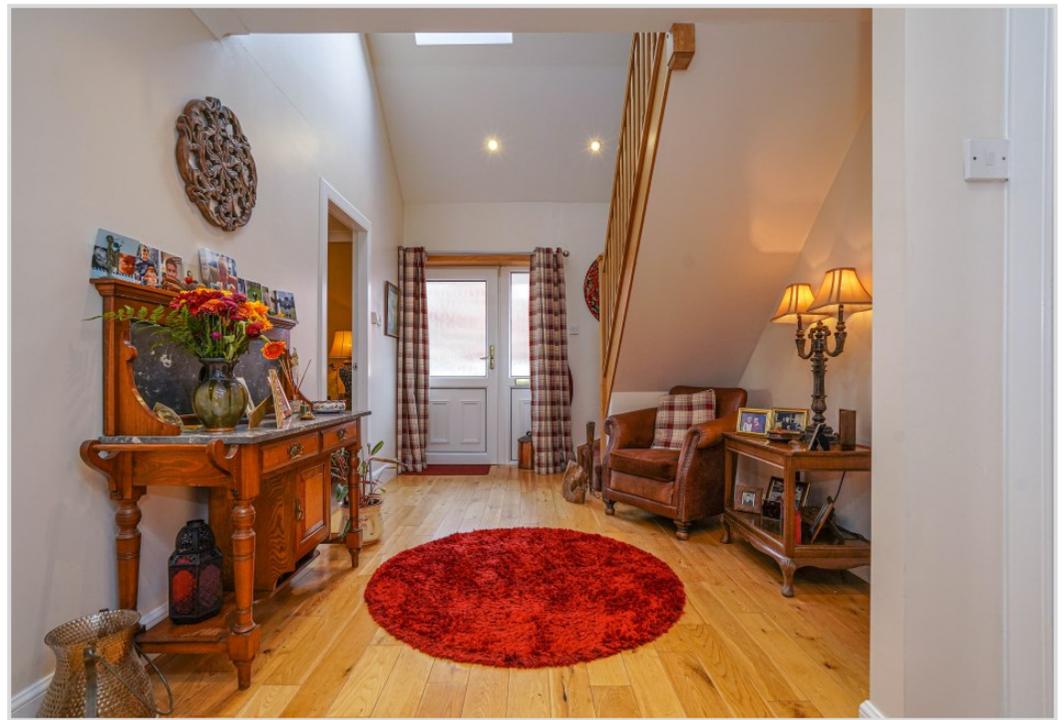
Langside is a property in true move-in condition with spacious and well appointed accommodation. Likely to be a very welcome addition to the market, early viewing is highly advised.

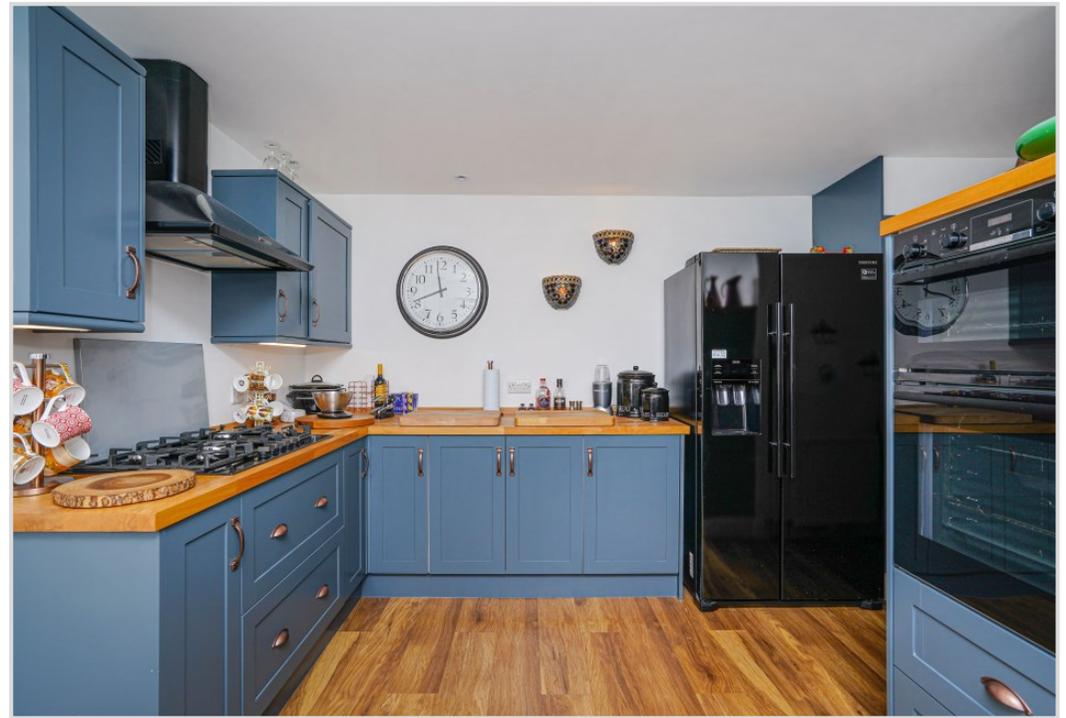
Energy Performance Rated 'D' Council Tax Band 'E'

Video Walkthrough <https://youtu.be/8ielA0opf3Y>

Viewing Strictly by appointment through Irving Geddes - 01764 653771.







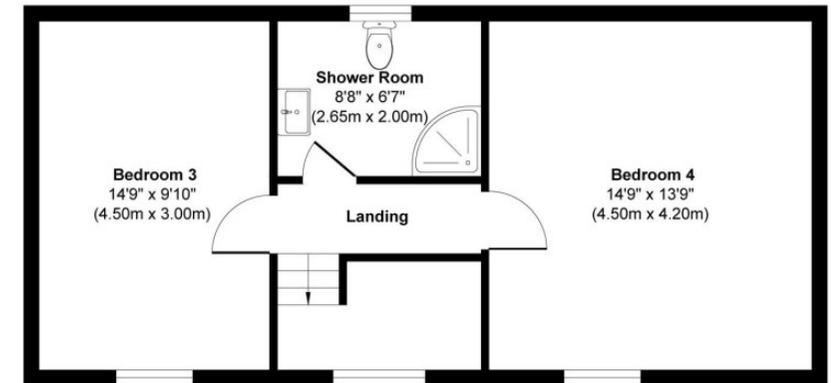
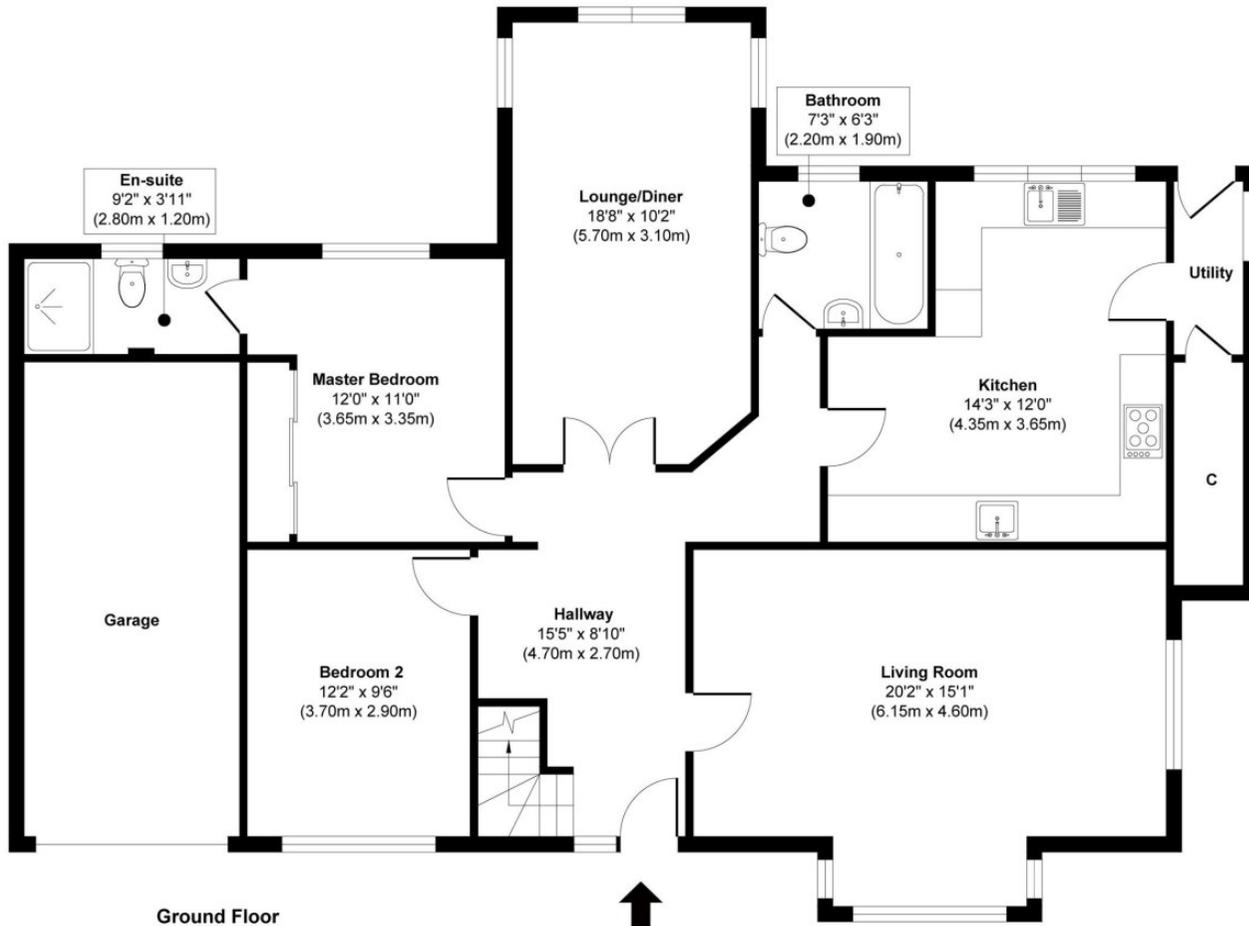








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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