



10 BRAMBLEFIELD, CRIEFF, PH7 4LU
OFFERS OVER £395,000

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An immaculately presented, spacious and flexible four/five bedroom villa located in a highly desirable residential area of Crieff. A most attractive modern family home enjoying good sized gardens, private location, ample off-street parking & a pleasant outlook. The property boasts versatile split-level accommodation and comprises; ENTRANCE VESTIBULE, HALL with W.C. off, LOUNGE, KITCHEN open to DINING/FAMILY ROOM, UTILITY & STUDY/BEDROOM FIVE. A half-landing leads to TWO BEDROOMS (one with EN-SUITE SHOWER ROOM), & there are a further 2 DOUBLE BEDROOMS & FAMILY BATHROOM on the upper floor. With the installation of a partition wall, the substantial garage is now utilised as an superb workshop/studio. A versatile room benefiting from heating, lighting and power, and could easily be re-established as garage. The property is warmed by gas central heating and is double glazed throughout.

The property benefits from attractive landscaped gardens, the front with extensive private parking and mature planted borders. There are areas of lawn to the side & rear with two decked patios, further mature planting & timber shed.

No.10 Bramblefield is a property in true move-in condition with spacious and well appointed accommodation, enjoying an enviable location. Likely to be a very welcome addition to the market, early viewing is advised.

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

Video Walkthrough https://youtu.be/f3JRDTL3F_o

Viewing Strictly by appointment through Irving Geddes - 01764 653771.





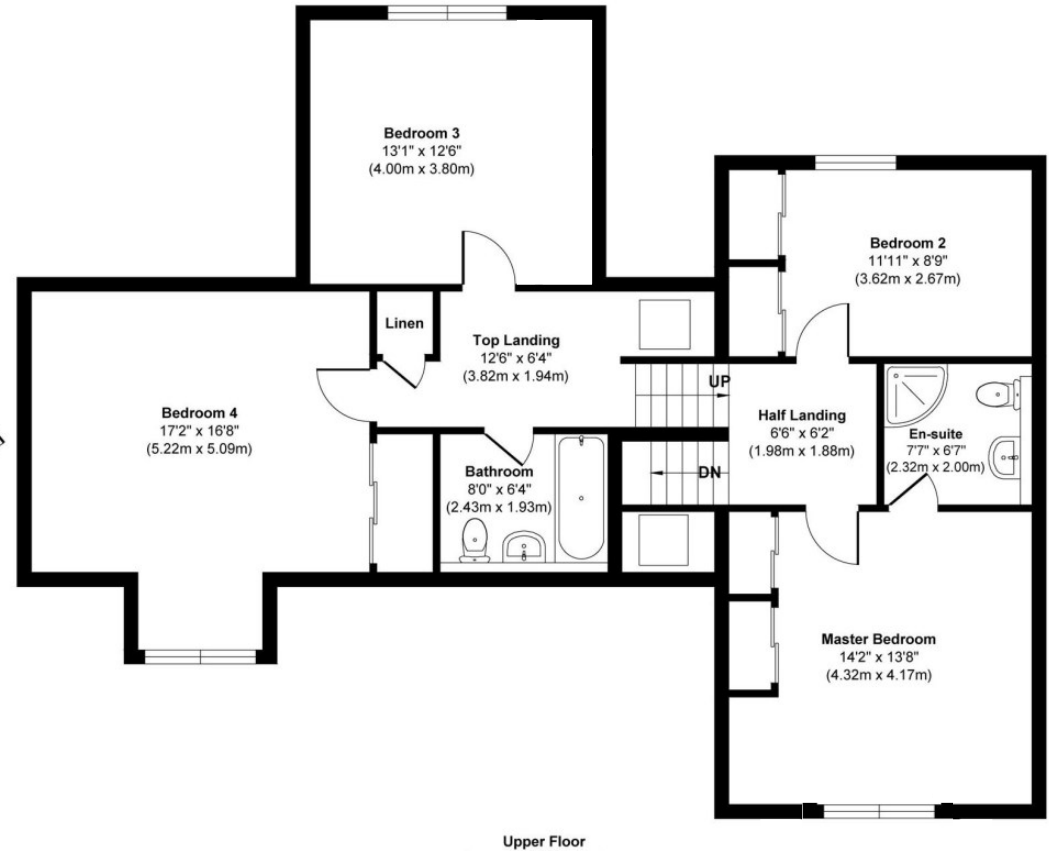
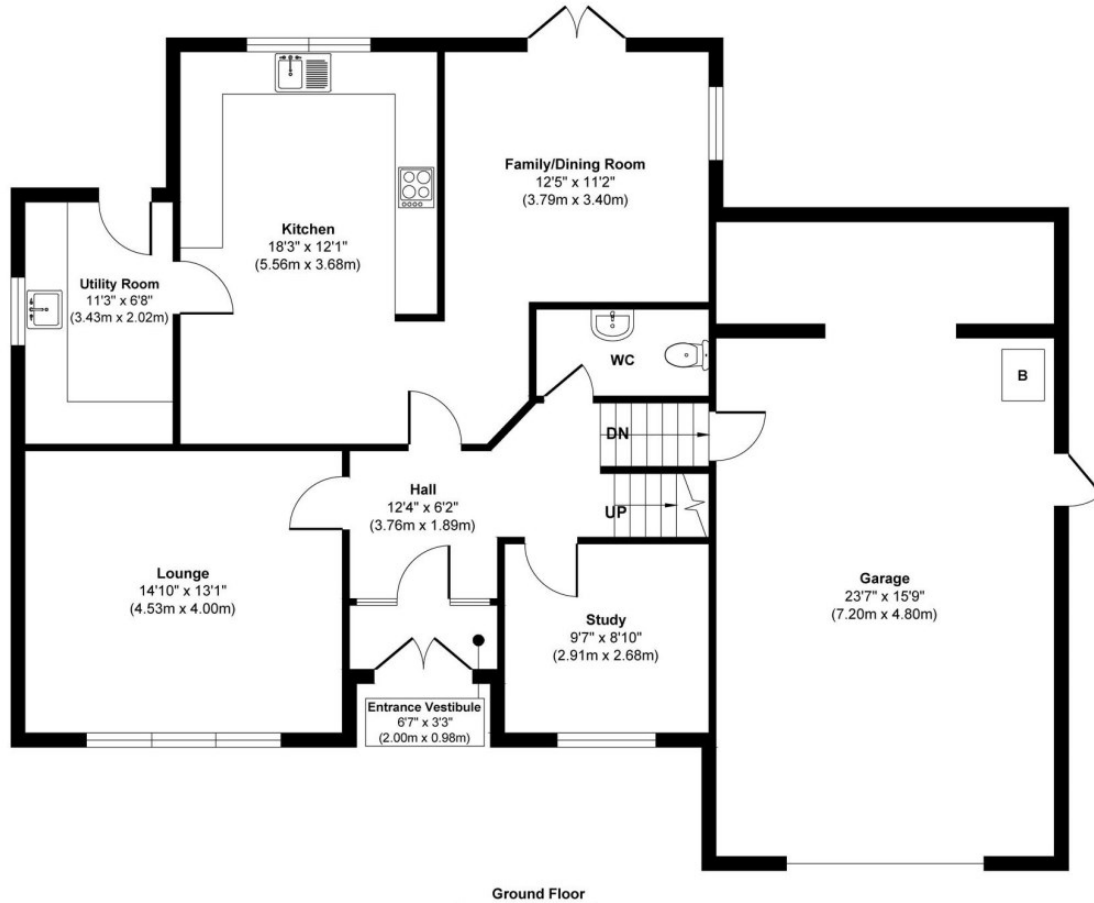












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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