



 **clyde**
PROPERTY

9 TURRETBANK PLACE
CRIEFF PH7 4LS

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A bright and well proportioned three bedroom detached family villa located within a sought after residential area in the beautiful Perthshire market town of Crieff.

The property enjoys a great location towards the western edge of Crieff, within walking distance of the many shops and services available within the town as well as MacRosty Park and the picturesque Lady Mary's Walk, popular with families and dog walkers.

The flexible accommodation is formed over two floors comprising; entrance hallway with WC off, impressive box bay windowed sitting room with double doors leading to the dining room and a breakfasting kitchen which provides direct access to the garden. From the hallway the staircase leads to the upper level where there are three generous bedrooms with the master benefitting from an en suite shower room and a well appointed family bathroom completes the accommodation.

The property sits within a generous plot set at the head of a quiet cul de sac and benefits from a private driveway and single garage. This fantastic family home is warmed by gas central heating and has double glazing throughout. The well maintained garden grounds are fully enclosed and child friendly.

An extremely well appointed property, located in an very popular area of Crieff and likely to have broad appeal. We recommend early viewing to appreciate the accommodation on offer.

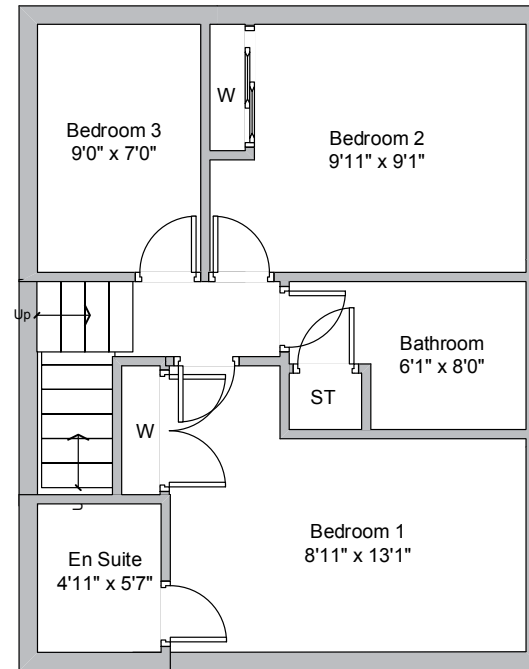
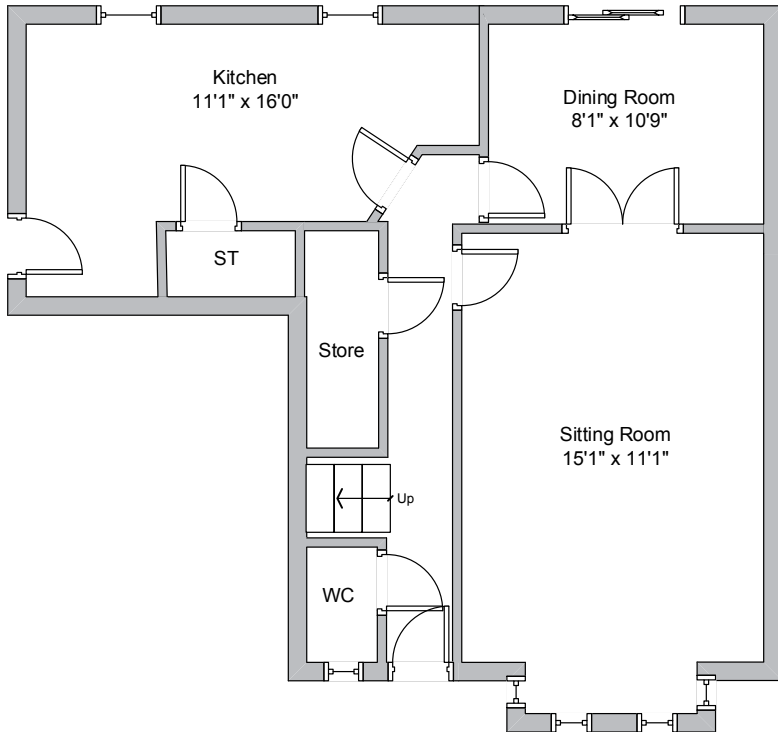
AT A GLANCE

- Detached villa
- Three bedrooms (one with en-suite)
- Box bay windowed sitting room
- Dining room
- Breakfasting kitchen
- Family bathroom

THE FINER DETAIL

- Gas central heating
- Double glazing
- Maintained garden grounds
- EPC Band C





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Approx gross internal area 1076.39 sqft | 100 sqm
Property reference XA1377

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.