

**G&F**

**GRAHAM & FINLAYSON**  
SOLICITORS AND ESTATE AGENTS

FOUNDED 1885

## **65 INCHBRAKIE DRIVE CRIEFF, PERTSHIRE, PH7 3SQ**



**Substantial Detached Family Villa offering spacious accommodation and built (2004) to a high specification by GS Brown Construction Ltd. Situated in a peaceful edge of town location on the East side of Crieff with all local amenities close at hand.**

**COVERED ENTRANCE PORCH • HALL  
FAMILY ROOM • SITTING ROOM • CLOAKROOM  
OPEN PLAN KITCHEN/DINING ROOM • UTILITY ROOM  
FOUR DOUBLE BEDROOMS (1 EN-SUITE) • STUDY/BEDROOM 5  
FAMILY BATHROOM • EXCELLENT STORAGE THROUGHOUT  
GAS CENTRAL HEATING & DOUBLE GLAZING  
INTEGRAL SINGLE GARAGE • FRONT & REAR GARDENS**

# **OFFERS OVER £275,000**

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**Perthshire Solicitors Property Centre**

Substantial Detached Family Villa offering spacious accommodation built in (2004) to a high specification by GS Brown Construction Ltd. Situated on the Southeastern edge of town in a quiet residential area, this property is close to all local amenities including Schools, Health Centre and The Strathearn Recreation Centre.

The accommodation consists of Hall, Family Room, Sitting Room, Open Plan Kitchen/Dining Room, Utility Room and Cloakroom all on ground floor level with Four Double Bedrooms (the Master Bedroom having an En-Suite Shower Room), Study/Bedroom 5 and Family Bathroom upstairs. Integral Single Garage. Gas Central Heating. Double Glazing. Excellent storage throughout. Front and Rear Gardens.

## DIRECTIONS

Travelling East from James Square toward Perth (A85) turn right just after passing the Shell Petrol Station into Dollerie Terrace. Continue along Dollerie Terrace and take the third turning on your right into Inchbrakie Drive. Follow the road down and to your left, turning right at the first fork and then left at the second fork. No. 65 is on your left hand side, second house before the play park.

**BRIEF DETAILS OF THE ACCOMMODATION ARE AS FOLLOWS (all measurements are approximate):-**

## FRONT ENTRANCE

Covered Entrance Porch with outside light. Panelled timber front door with glass panel.

## HALL – 11'10" (3.60m) x 3'10" (1.17m)

The 'L' shaped Hall leads to all downstairs accommodation and the stairs to the upper level. Terracotta tiled floor. The fitted shoe cupboard is **included** in the sale. Storage cupboard with hanging rails for coats and shelf above. Radiator.

## FAMILY ROOM – 14'7" (4.44m) X 9'10" (2.99m)

Frosted glass door leads into this bright room presently used as a playroom. East facing triple aspect bay window overlooking the front lawn. Radiator. TV and telephone points.



## SITTING ROOM -18'7" (5.65m) x 11'4" (3.45m)

Frosted glass door leads into this spacious and light public room with bay window facing East. Gas Stove. Radiator. TV and telephone points. Frosted glass double doors on the West wall open into the dining area of the open plan Kitchen/Dining Room.



## **OPEN KITCHEN/DINING ROOM - 19'1'' (5.80m) (at widest) x 16'6'' (5.04m) (at longest)**

This modern and impressive 'L' shaped room allows for spacious family living.

**Kitchen Area** - Base and wall units (with down lighters) provide excellent storage and also house the integral dishwasher and fridge/freezer. Additional storage LARDER with shelving. Integral gas cooker with hob and extractor above. Stainless steel sink with drainer under window facing West overlooking the back garden. Terracotta tiled floor.

**Dining Area** - This feature room with excellent natural lighting provides a link to the back garden via sliding glass patio doors to the West side of the room. Terracotta tiled floor. TVpoint. Frosted glass double doors to Sitting Room. Door to Utility Room.



## **UTILITY ROOM – 9'9'' (2.97m) x 5'6'' (1.68m)**

Solid panelled timber door leads into this useful area which has a stainless steel sink under the window facing West. Base storage units with space for washing machine and tumble dryer. Storage cupboard with shelving. Control panel for central heating & water. Door to integral Garage.

## **CLOAKROOM**

This compact under stair Cloakroom contains a WC and WHB with mirror above.

## **UPSTAIRS**

Carpeted staircase with wooden balustrades leads to Upper Landing.

## **UPPER LANDING – 10'2'' (3.10m) x 3'2'' (0.96m)**

There are three shelved storage cupboards on the Landing, one of these housing the hot water tank. Hatch to attic which is partially floored and provides extra storage space.

**ALL REMAINING ACCOMMODATION IS ACCESSED DIRECT FROM THE LANDING AND IS AS FOLLOWS (in clockwise order):-**

## **STUDY/BEDROOM 5 – 9'8'' (2.95m) x 9'1'' (2.76m)**

This West facing room is presently used as a Study. Built-in double wardrobe with hanging rail and shelf. Radiator. TV & Telephone point.



**FAMILY BATHROOM** – 11'6'' (3.52m) x 6'5'' (1.95m)

This large and light bathroom is fitted with a white suite comprising Bath, WC and WHB (with mirror above and storage cupboard below). Wall tiling. Separate walk-in tiled shower cubicle. Window facing West. Vinyl flooring. Radiator. 'Vectaire' extractor fan.



**BEDROOM 4** -11'2'' (3.42m) x 9'4'' (2.84m)

Double Bedroom with window to the West overlooking the back garden. Double built-in wardrobe with hanging rail and shelf above. Radiator.

**BEDROOM 3** – 18'7'' (5.66m) x 12'4'' (3.75m)

This generous bright and airy room at the end of the Landing extends over the full length of the garage. Windows to the East and West. Two single built-in storage cupboards each with hanging rail and shelf above. Radiator. TV and telephone points.

**BEDROOM 2** – 11'8'' (3.56m) x 10'2'' (3.10m)

Light double Bedroom with windows facing East. Built-in double wardrobe with hanging rail and shelf above. Radiator.

**MASTER BEDROOM** - 13'10'' (4.21m) x 9'9'' (2.97m)

Spacious and light, the Master Bedroom has an East facing triple aspect bay window overlooking the front garden. Double built-in wardrobe with mirrored sliding doors provides ample hanging and shelf space. Additional single built-in wardrobe with hanging rail and shelf above. Radiator. Door to En-Suite Shower Room.



**EN-SUITE SHOWER ROOM**

Frosted East facing window. White suite comprising walk-in Shower, WHB and WC (with mirror above and storage cupboards below). Glass fronted medicine cabinet. Shaver point. 'Vectaire' extractor fan. Tiled floor.



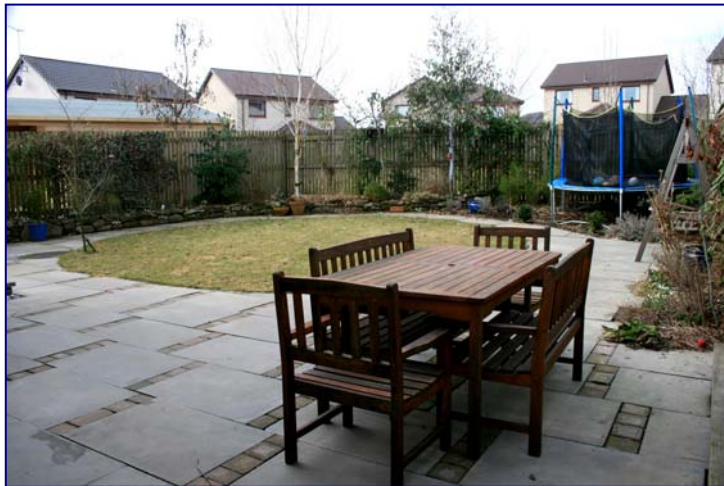
## OUTSIDE

### INTEGRAL GARAGE

Up and over door provides access into the single garage. Light and power. Internal door to the Utility Room leads into the house and there is also a rear door leading into the back garden. The tarmac driveway allows off street parking for two vehicles.

### GARDEN

There is a pleasant area of garden to the FRONT of the house which is laid out mostly with lawn and containing a few shrubs. The low maintenance REAR garden has a slabbed PATIO area from the bottom of the steps out of the Dining area's sliding doors which encircles a small area of lawn. With ample space for outdoor furniture, this secluded garden is fenced with low maintenance shrub filled borders. Slabbed pathways lead around the North and South sides of the house to gates giving access to the front garden. The wooden Shed (but not the garden furniture) is **included** in the sale.



### GENERAL

1. The property benefits from mains connections to water, drainage, electricity, gas and telephone.
2. All fitted carpets & floor coverings; the light fittings throughout; and the Cooker, Hob, Extractor, Dishwasher and Fridge/freezer are **included** in the sale. The washing machine & all curtains are **excluded** from the sale.
3. The property is currently let with tenancy due to expire 27<sup>th</sup> February 2011.

**COUNCIL TAX** The property has been placed in **Band F**.

**ENTRY** Early entry available.

**VIEWING** Strictly through the Selling Solicitors.

**PRICE** **Offers Over £275,000** are invited

### IMPORTANT NOTES

1. The foregoing Particulars are believed to be correct but their accuracy is not warranted. They do not form part of a contract.
2. Intending purchasers should intimate their interest to the selling agents following inspection. While every reasonable effort will be made to do so, it cannot be guaranteed that notice of any closing date for offers will be advised and consequently the property may be sold without notice.
3. No responsibility is accepted for any costs incurred by intending purchasers in inspecting any property or having it surveyed or otherwise incurred in pursuing their interest in a property.
4. Interested parties should be aware that lending institutions and others may require a separate or more up to date Survey Report than the one incorporated in the Home Report. It will fall to the potential purchaser to acquire and meet the cost any such Survey Report.

If you do not have a solicitor and feel that we could be of assistance to you in the sale of your property we would be pleased to offer our services. For friendly advice on the selling process and to organise a presale valuation, please contact our Property Assistant, Joanne Allan on 01764 652224.

