

37 Burrell Street

Crieff, PH7 4DT

IrvingGeddes

W.S. • Solicitors • Estate Agents

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Why Buy a Standard 3 or 4 Bed New Build When You Can Have 30% More Space?

Exceptional Family Living in the Heart of Crieff Built in 2007, this spacious and versatile family home offers c. 30% more living accommodation than many comparable 3 and 4 bedroom new-build properties. Ideally positioned within walking distance of Crieff town centre, the property combines generous room sizes with the convenience of nearby shops, schools, cafés and local amenities. Constructed using a quality Rob Roy Homes timber frame, the home has been designed with modern family living in mind, providing flexible accommodation, excellent storage and the space needed for home working, growing families or multi-generational living. Further benefits include gas central heating, a quality wood-burning stove creating a welcoming focal point to the lounge, private parking for up to three vehicles and an enclosed family-friendly garden. Offering a rare combination of space, comfort, convenience and value, this is an outstanding opportunity to acquire a substantial family home in one of Crieff's most sought-after residential locations.

Accommodation The layout comprises, on the ground floor, a welcoming hallway with WC off, a generous lounge featuring a quality wood-burning stove and attractive bay window, a spacious dining kitchen, and a practical utility room with external door providing direct access to the private rear patio and garden. The upper floor offers a modern family bathroom and three generous double bedrooms, all benefiting from built-in storage. The principal bedroom further enjoys a private en-suite shower room. Rear facing bedrooms enjoy views towards Torleum Hill adding to the appeal and sense of space. Warmth is provided by gas central heating and is fully double glazed throughout.

Externally, there is private off-street parking to the rear for up to 3 vehicles, together with an enclosed garden incorporating an area of lawn, a mono-bloc patio and a useful timber shed/workshop.

An attractive & exceptionally spacious family home in a central Crieff location, likely to appeal to a wide range of purchasers.

Energy Performance Band 'C' **Council Tax** Band 'E'

Viewing Strictly by appointment through Irving Geddes - 01764 653771

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Key Features

- Approx.30% more living space than many comparable 3 & 4 bed new-build homes
- Built in 2007
- Prime town-centre location in Crieff
- Private off-street parking for up to three vehicles
- Within easy walking distance of shops, schools, cafés and local amenities
- Spacious lounge featuring a quality wood-burning stove and attractive bay window
- Dining kitchen with separate utility room
- Utility room with external door leading directly to the patio area
- Three generous double bedrooms, all with built-in storage
- Principal bedroom with private en-suite shower room
- Gas central heating and full double glazing throughout
- Enclosed rear garden with mono-bloc patio
- Timber shed/workshop providing excellent storage or hobby space
- Quality Rob Roy Homes timber-frame construction
- Home Report valuation supports excellent value for money
- Rare combination of space, convenience and value







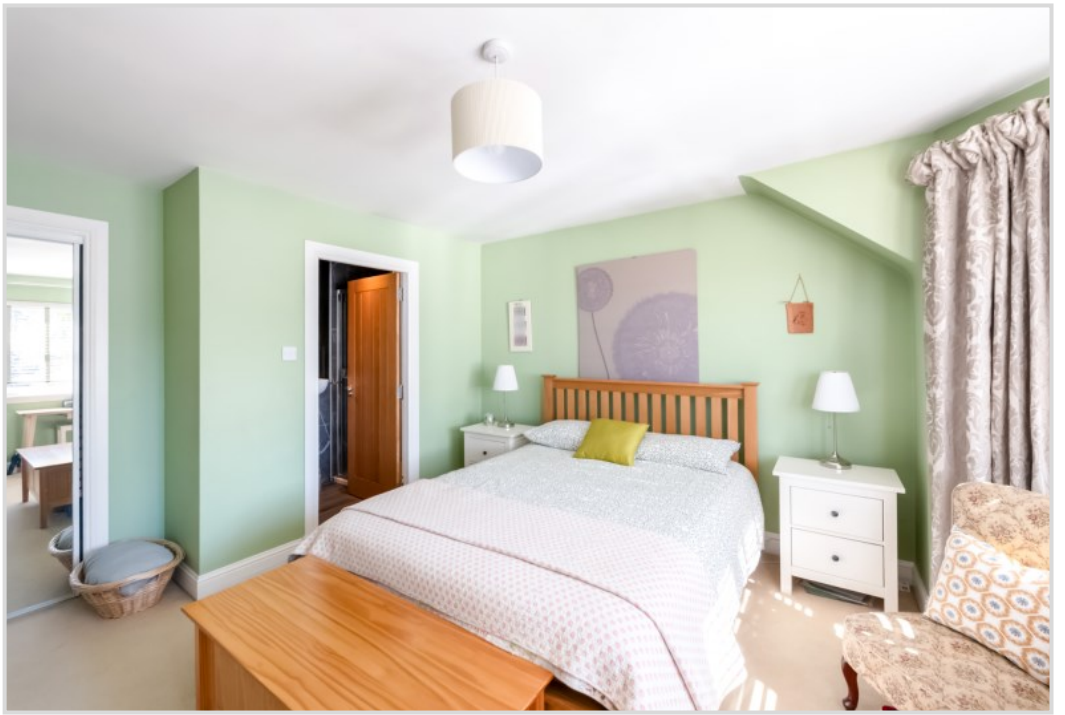
























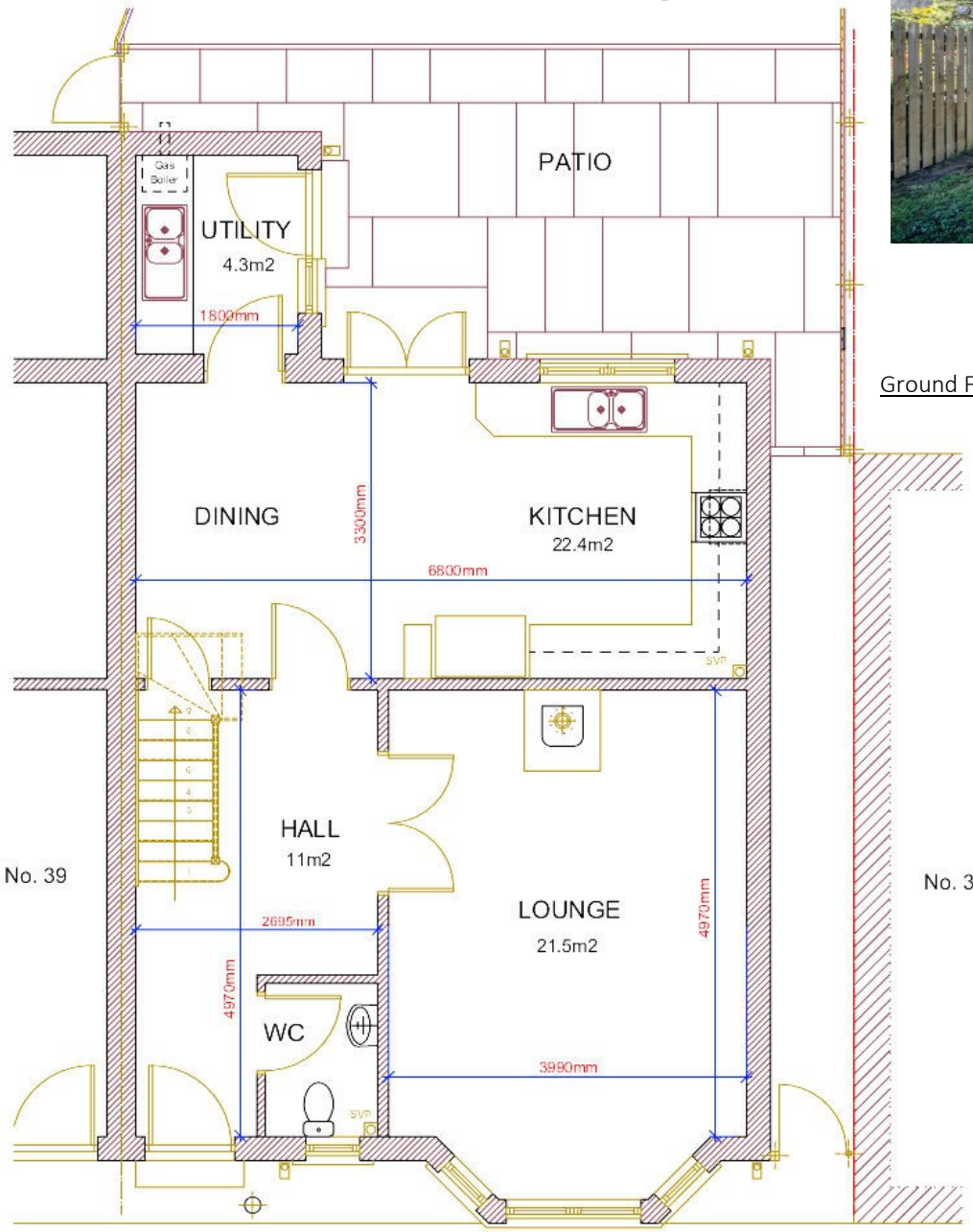


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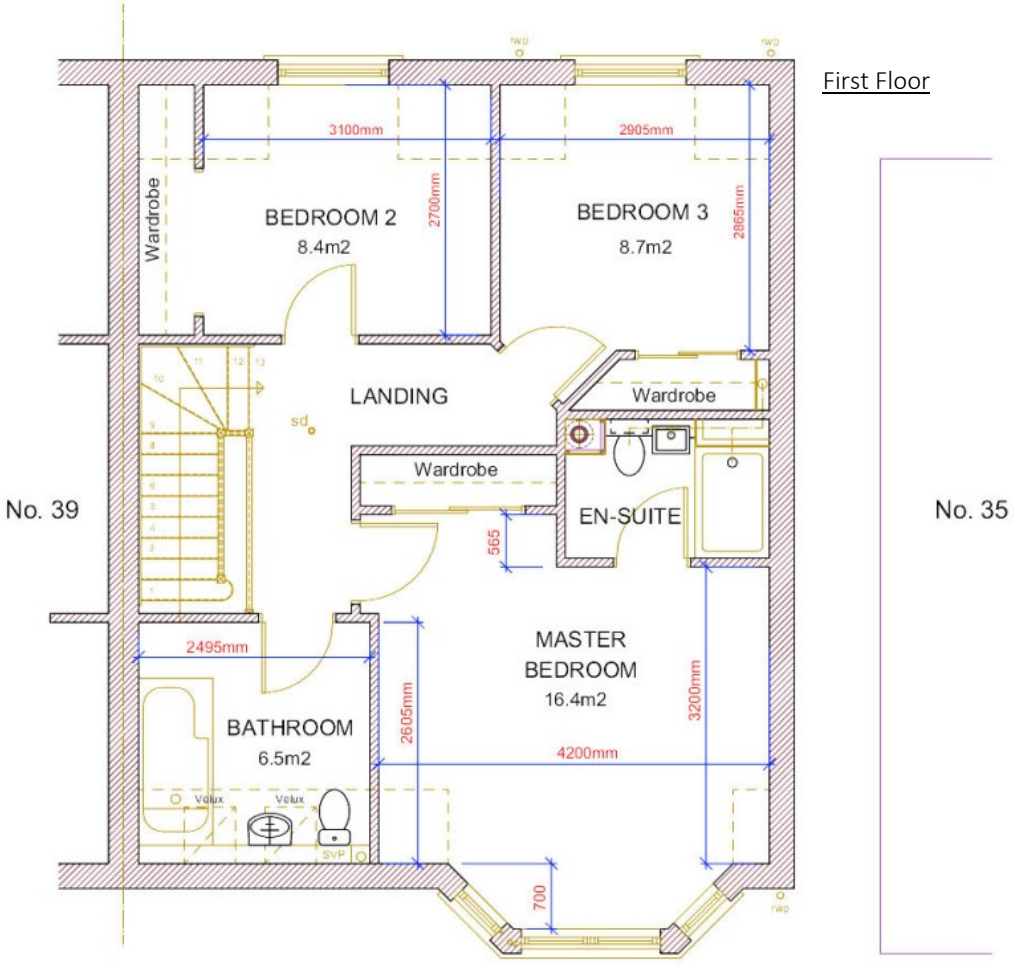




Ground Floor



First Floor



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.



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