



Ravendale, 4 Hazel Avenue,
Crieff PH7 3ER



Detached, beautifully presented 4 bedroom villa enjoying a peaceful position within a desirable, quiet cul-de-sac

 4 Bed  2 Bath  1 Reception

Ravendale is a beautifully presented, detached 4 bedroom villa which enjoys a peaceful position within a desirable, quiet cul-de-sac. Set within well-maintained garden grounds, the property offers flexible family accommodation arranged over two levels.

The ground floor comprises a welcoming hall, a spacious dual-aspect lounge with a box bay window and fireplace, a kitchen/dining room with a central island, dining space, generous storage and integrated appliances. There is also a utility room, small conservatory, two double bedrooms and a bathroom. The upper floor provides two further double bedrooms and an additional shower room, creating a versatile layout suited to a range of family needs.

Externally to the front, a block-paved driveway provides off-street parking and access to the tandem integral garage, which also benefits from a pedestrian door to the rear.

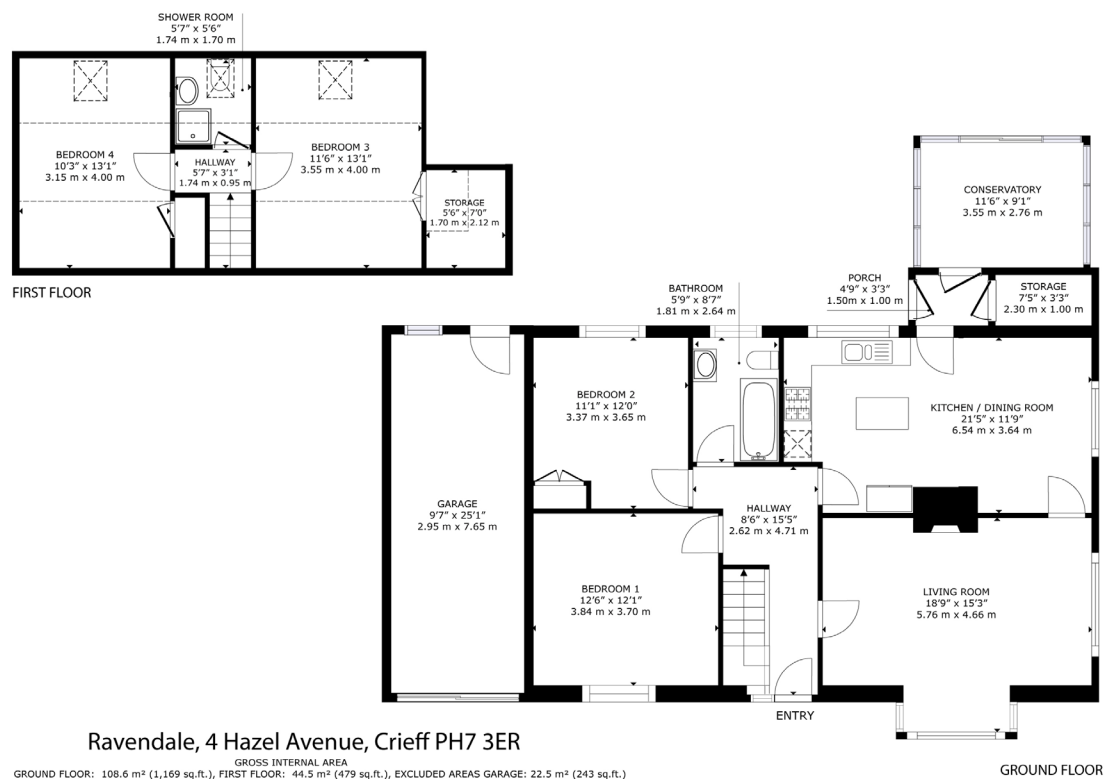
The rear garden includes a block-paved patio, lawn and established planting. Additional lawned areas to the side and front are complemented by further shrubs and small trees.

Presented in move-in condition, this attractive property offers an excellent opportunity for purchasers seeking a comfortable family home in a sought-after location. Early viewing is highly recommended.

Features

- Front facing lounge
- Kitchen/Dining room
- Utility room
- Conservatory
- 4 bedrooms
- Bathroom & Shower room
- Driveway
- Tandem garage
- Well maintained gardens
- EPC Rating D

Offers Over £360,000



Crieff is a traditional Scottish market town set amidst Perthshire's stunning scenery. The attractive and bustling town centre supports a wide range of businesses offering the best of food and drink, clothing, gifts, crafts and arts. There is a great choice of cafes and restaurants for fine or casual dining. A popular destination for tourists, Crieff's attractions include the Visitor Centre and Glenturret Distillery. Local schooling is available at primary and secondary level and independent schooling is available at Morrison's Academy and Ardvreck.

FOR VIEWING:

By appointment only

Contact Lindsays on:

☎ 01764 910555

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.