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1 McGlashan Gardens,
Crieff, PH7 3FF







Spacious and Versatile Four-Bedroom Family Home in a Highly Desirable Location

4 Bed | 3 Bath | 3 Reception

Nestled within a generous, private and beautifully maintained plot, 1 McGlashan Gardens is an impressive four-bedroom detached family home offering spacious and flexible accommodation in one of Crieff's most sought-after residential locations. Boasting three reception rooms, three bathrooms and excellent outdoor space, this substantial property is perfectly suited to modern family living and entertaining.

Upon entering, a welcoming vestibule leads into a bright hallway with useful storage. Upstairs, the spacious landing provides additional versatility and could comfortably accommodate a home office or reading area.

The well-appointed kitchen offers ample worktop and cupboard space together with an integrated dishwasher, making it an ideal hub for everyday family life. The spacious sitting room provides a relaxing retreat and could equally serve as a formal dining room if desired.

The heart of the home is the stunning living room, featuring a beautiful wood-burning stove and generous dining space, creating the perfect environment for cosy evenings and entertaining guests. A family room, accessed from the living room, enjoys lovely views over the garden and provides direct access to the outside space.

A practical utility room offers excellent additional storage and benefits from both external access to the driveway and internal access to the garage. A convenient WC is located off the utility room.

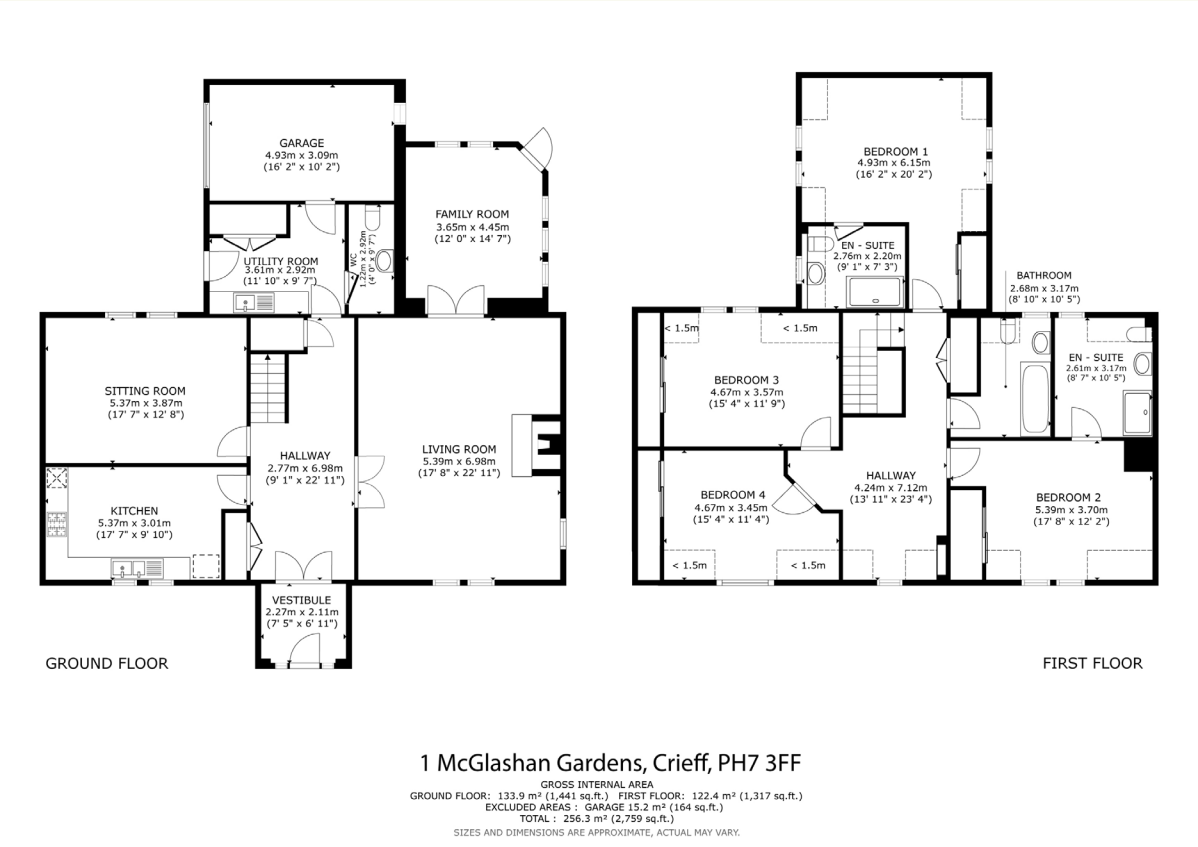
The generous principal bedroom features built-in storage and a private ensuite shower room. A second guest bedroom also benefits from built-in wardrobes and an ensuite shower room. Two further double bedrooms are both well proportioned and include built-in wardrobes. The family bathroom is fitted with a luxurious jacuzzi bath.

Externally, the property enjoys an attractive and private garden, mainly laid to lawn with mature trees and established planting creating a peaceful setting. Multiple patio seating areas provide excellent spaces for outdoor dining and relaxation. A large driveway offers off-street parking for several vehicles and leads to the integral garage.

Offers Over £595,000

Features

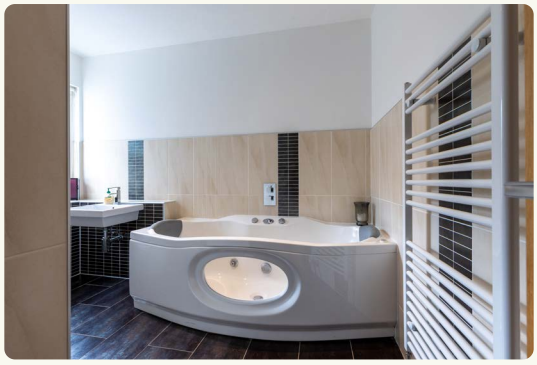
- Spacious four-bedroom detached family home
- Highly desirable residential location
- Three versatile reception rooms
- Beautiful living room with wood-burning stove
- Kitchen with ample storage
- Principal bedroom with ensuite shower room
- Guest bedroom with ensuite shower room
- Family bathroom with jacuzzi bath
- Utility room and ground floor WC
- Large driveway and integral garage
- Generous private gardens with mature planting
- Excellent outdoor seating and entertaining areas
- EPC Rating B



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GROSS INTERNAL AREA
GROUND FLOOR: 133.9 m² (1,441 sq.ft.) FIRST FLOOR: 122.4 m² (1,317 sq.ft.)
EXCLUDED AREAS : GARAGE 15.2 m² (164 sq.ft.)
TOTAL : 256.3 m² (2,759 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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 crieffproperty@lindsays.co.uk 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.