



Strathearn Terrace, Crieff Guide Price £250,000 Freehold

** PRICE REDUCTION GUIDE PRICE £250,000 HOME REPORT VALUE £265,000 **

We are delighted to offer for sale this charming three bed lower conversion of a handsome Victorian villa, enjoying a sought after location within one of Crieff's prime residential areas.

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The spacious & flexible accommodation is presented in true move-in condition, retaining much character & charming period features. Fernlea enjoys an enviable location within walking distance of the town centre, Crieff Hydro Spa Hotel & private schooling at Morrison's Academy. The property is warmed by gas central heating and is double glazed throughout.

The accommodation comprises entrance vestibule leading into a wide hallway providing access to all accommodation; bedroom one is generously sized and located to the front with another spacious bedroom to the rear with wash hand basin, Velux skylight and window over-looking the garden. The third double bedroom is side facing and boasts a large corner storage and recess shelving. The large lounge incorporates many original features including high ceiling, cor-nice, deep skirting & bay window overlooking the private front garden. The kitchen is located to the rear and is fitted with an attractive range of units incorporating granite worktops, centre island & Belfast sink. Appliances include a built-in dishwasher, 'Lacanche' range gas cooker, extractor hood & free-standing American fridge-freezer. A dining area is located off the kitchen with side facing window and Velux skylight providing much natural light. Full length built-in cupboards provide excellent storage and house the central heating boiler and washing machine. A rear door leads to the large enclosed garden area which offers the potential for the addition of a conservatory/garden room subject to obtaining the necessary permissions. The spacious bathroom is to the rear of the hall and comprises a bath, WC, WHB and fully tiled walk-in shower.

Fernlea boasts good sized yet manageable garden grounds which wrap around the front & side of the property. Mainly laid to lawn with a selection of mature trees, hedges and shrub borders. A secluded patio area with new timber garden shed is adjacent to the rear door. A single garage with small driveway is located to the side of the property and is accessed from Ferntower Road.

A beautiful family home situated in a highly desirable location. Likely to be a welcome addition to the market with broad appeal, early viewing is advised.

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Viewings via: Irving Geddes, 25 West High Street, Crieff, Perthshire, PH7 4AU

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