

GLENFARNE
DRUMMOND TERRACE, CRIEFF, PH7 4AN



IrvingGeddes
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Irving Geddes are delighted to offer for sale this stunning 4 bedroom extended family villa enjoying an elevated position in a prime residential area of Crieff. A beautiful & flexible detached home boasting tremendous south-west facing views, an extensive landscaped garden, garage and a most charming garden 'hut' for use as ancillary accommodation or office/studio.

The ground floor comprises a superb LOUNGE/FAMILY/SUN ROOM with vaulted ceiling, open fire & full height windows taking full advantage of the outlook. There is a contemporary fitted KITCHEN open to a FAMILY area with log-burner & double door access to a charming sheltered 'sitooterie'. A SNUG/UTILITY area is located off the family area, & the MASTER BEDROOM has an EN-SUITE SHOWER ROOM and direct access to an external decked patio, which enjoys wonderful views. There is a further double BEDROOM, currently used as a studio, and a FAMILY BATHROOM. The upper floor comprises a large study LANDING, with two further BEDROOMS, with walk-in storage, and SHOWER ROOM. The property is warmed by gas central heating & double-glazed throughout.

A notable feature are the beautiful landscaped garden grounds which surround Glenfarne. Private parking is located at the front adjacent to a single garage. Stone steps lead up to the property with the front laid to lawn with mature planting and attractive hedge border. A timber deck lies to the west side of the property, stepping down to an excellent sheltered outdoor dining area. There is a level area of lawn to the rear, with stone paths meandering through the gardens, one leading to a further elevated deck/BBQ area with hot tub and open fields to the rear and tremendous southerly views. Situated adjacent sits a delightful fully restored wagon, which can accommodate two adults. In the east corner of the garden lies a charming garden room, used as an office, comprising a main area and W.C.

Glenfarne is a unique family home offering significant appeal. Presented in true move-in condition, offering versatile accommodation and stunning panoramas from one of Crieff's most sought after areas. Early interest is advised.

Video Tour <https://my.matterport.com/show/?m=aGeTiF6i8r4>

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Council Tax Band 'F' **Energy Efficiency** Band 'D'

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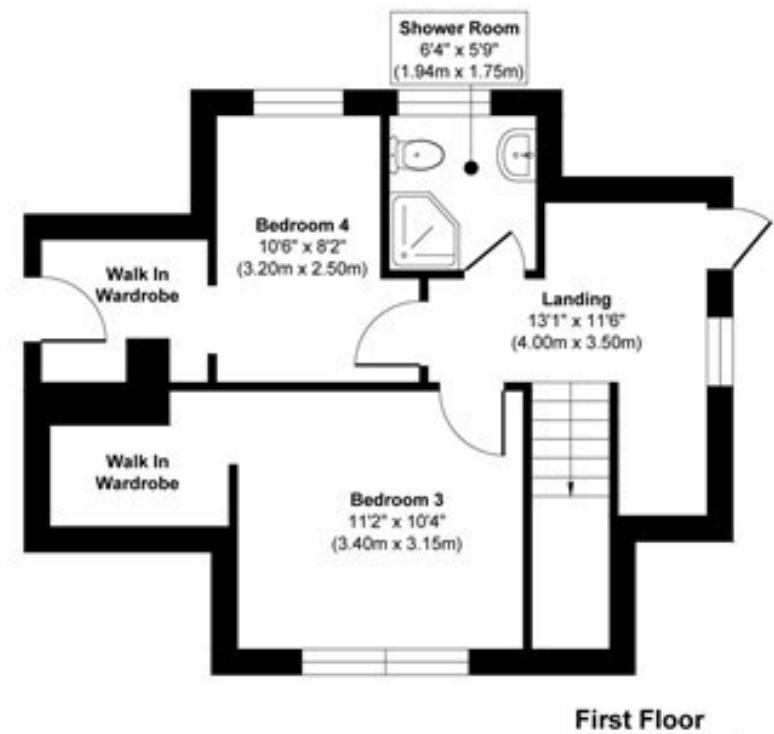












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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