



## CRAIGMORE

Victoria terrace, crieff, PH7 4ad







## Craigmore, Victoria terrace, Crieff, ph7 4ad

We are delighted to offer for sale this stunning upper conversion, located in an established and sought after residential area within the popular market town of Crieff. Boasting an elevated position with a fine southerly aspect. An enviable location being within easy walking distance of the town centre, Morrisons Academy and Crieff Hydro Spa Hotel. Craigmore is a beautiful & substantial home presented in true move-in condition & offers considerable period charm.

The spacious and versatile accommodation is set over two floors and comprises on the **Ground floor; ENTRANCE VESTIBULE, UNDER STAIR STORAGE. Upper floor; HALLWAY** with storage, loft access, large bright **LIVING ROOM** with period features, fireplace and bay window offering spectacular views to the surrounding countryside, **DINING ROOM**, country style **KITCHEN** with belfast sink, gas hob, electric double oven/grill with warming drawer, newly decorated **BATHROOM** with claw foot bath, rainfall shower, antique WC and two **DOUBLE BEDROOMS**.

A notable feature of the property is the private 'L-shaped' garden to the side and rear which has been created and maintained by the current owner. The gardens are laid mainly to lawn with mature planting, shrubs and flower beds. In addition there is a stone built garage to the rear.

A most handsome property presented in true move-in condition, warmed by gas central heating and double glazing. The property sale includes integrated kitchen goods, carpets and curtains.

Craigmore is a period home enjoying a highly desirable location. Early viewing is advised for this property, which is likely to be in considerable demand, strictly by appointment through Irving Geddes.

3D Tour <https://my.matterport.com/show/?m=mndDAsxg8cU>

Energy Rating 'D'

Council Tax Band 'E'

Services Mains water, electricity and mains drainage.

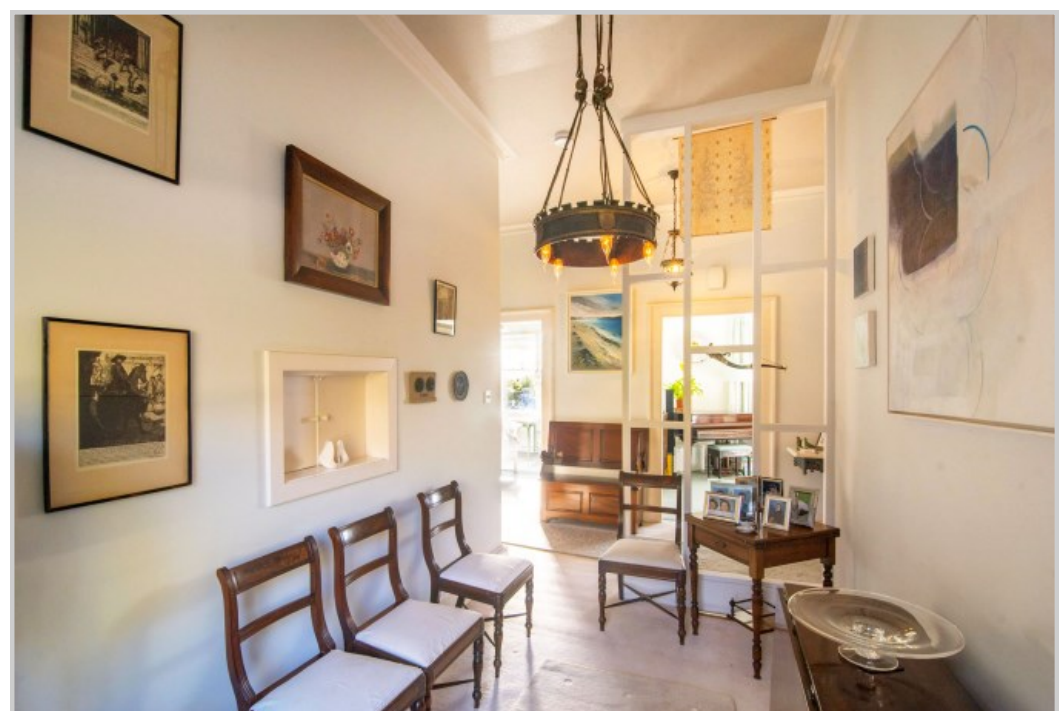
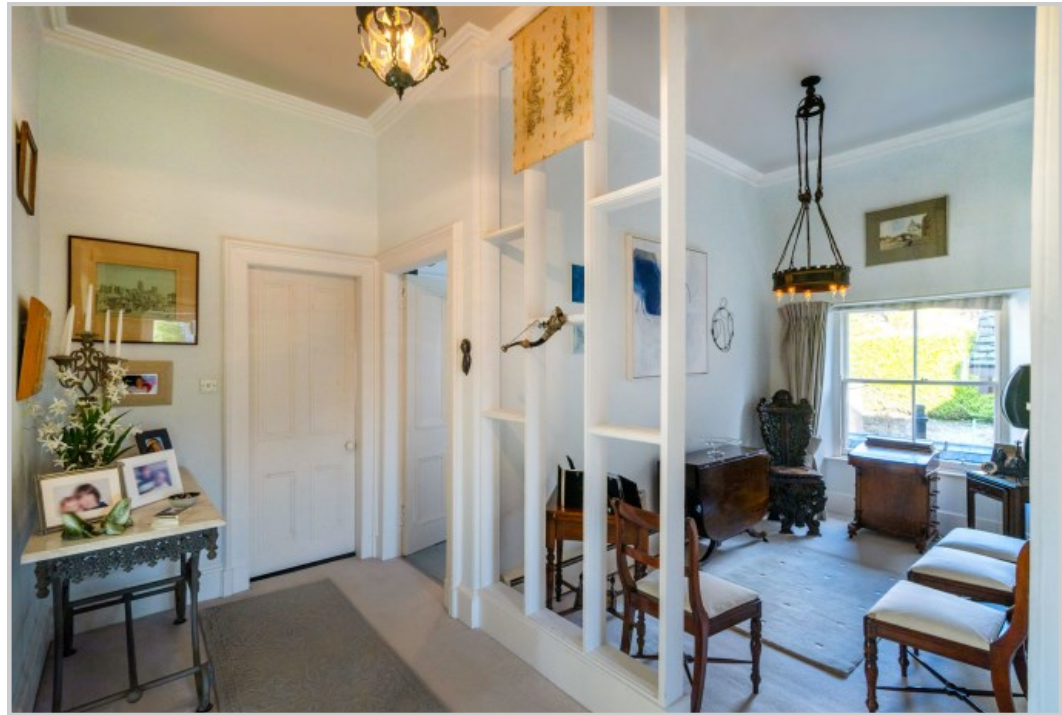
**Location:** .Crieff is a holiday town set in the picturesque Strathearn valley within the beautiful Perthshire countryside. Only 17 miles from Perth, 23 miles from Stirling, 49 miles from Glasgow & 46 miles from Edinburgh. A local bus service runs regularly within Crieff and also connections to Perth and Stirling. The town offers a full range of shops including supermarkets & individual specialist shops. There is a large medical practice, cottage hospital and dental practices. Crieff offers an excellent choice of local schools; 3 primary, Morrisons Academy, Crieff High, Ardreck Preparatory all within Crieff and Glenalmond College only a short drive. Crieff offers a wide range of leisure activities: Golf: Courses at Crieff, Crieff Hydro, Gleneagles, Muthill, Comrie and St Fillans. Crieff Leisure Centre includes indoor recreation centre, gym and swimming pool private membership available for Crieff Hydro Hotel leisure. Fishing can be enjoyed with permits on the River Earn and its tributaries along with loch fishing at Loch Earn. Sailing & watersports enthusiasts can enjoy the magnificent setting of Lochearnhead, just 15 miles away.



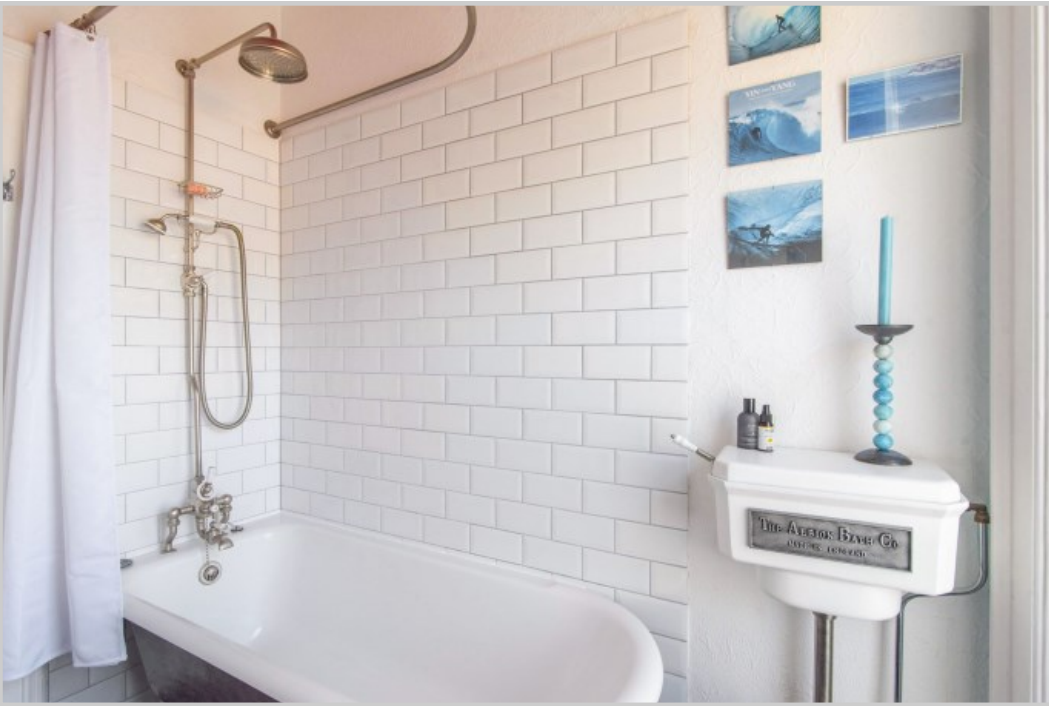




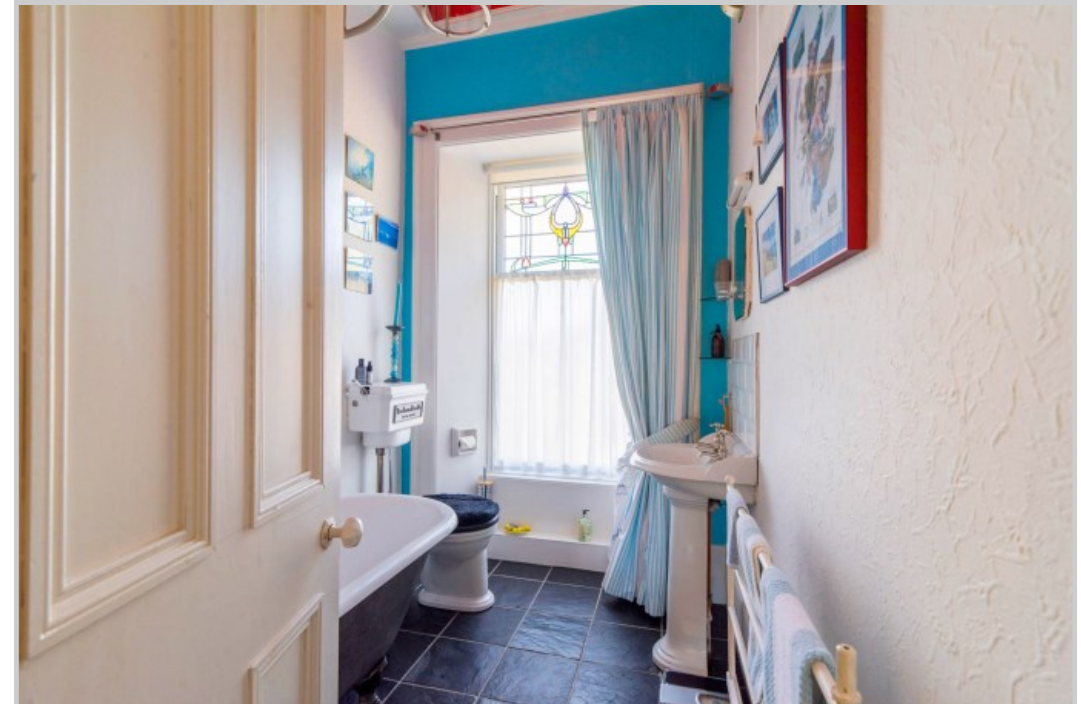


















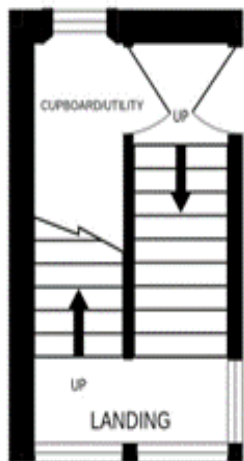
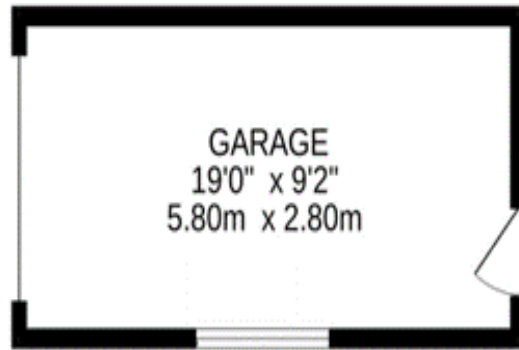




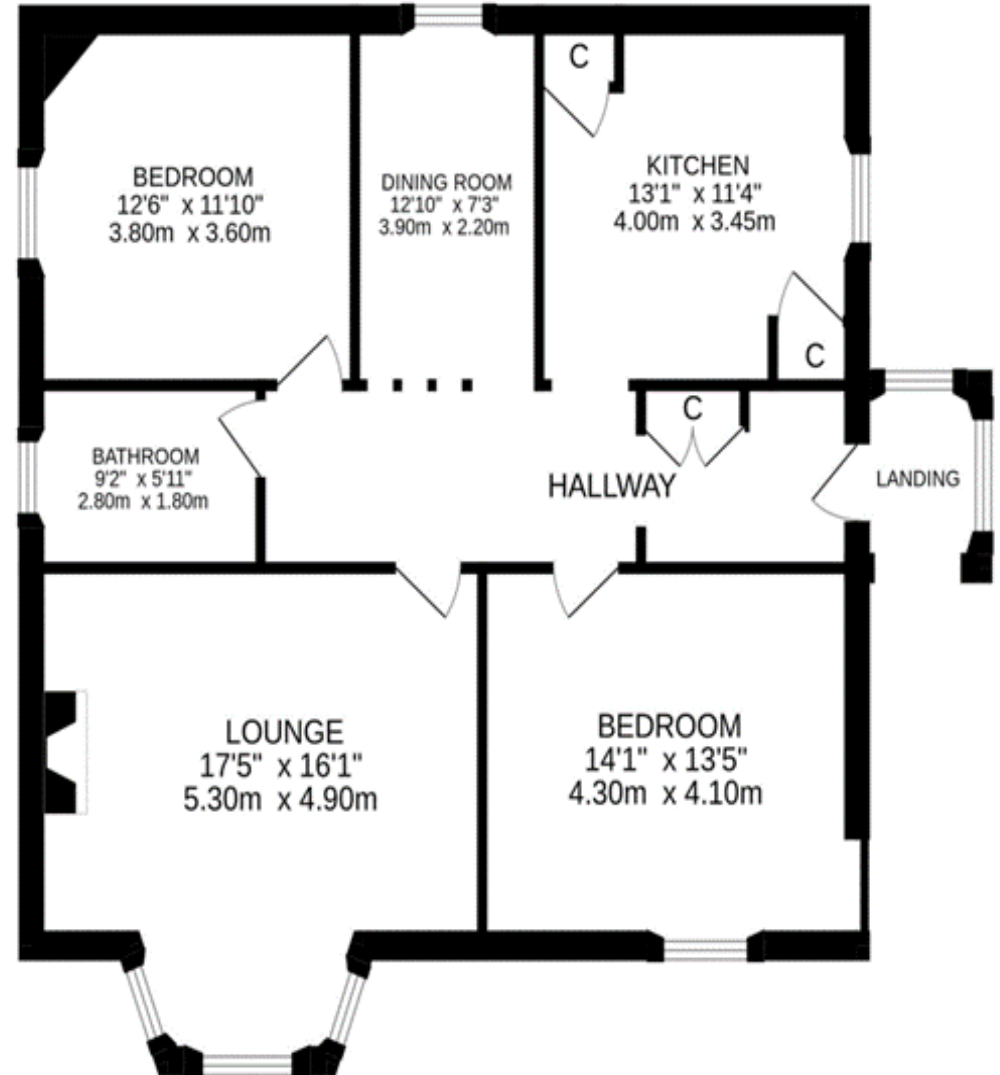




Ground Floor



Upper 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.





**Crieff**

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**Comrie**

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Tel: 01764 670325

**Aberfeldy**

6 The Square, PH15 2DD  
Tel: 01887 822722