

## Fairholm

13 Strathearn Terrace  
Crieff, PH7 3AQ

Guide Price £270,000

IRVING  
GEDDES

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**Fairholm, 13 Strathearn Terrace, Crieff, PH7 3AQ**

We are delighted to offer for sale this charming four bed semi-detached period property enjoying a most private position within one of Crieff’s prime residential areas. A handsome property in true move-in condition, offering flexible, spacious accommodation throughout. Fairholm retains much character & charm with it’s high ceilings, ornate cornices in Lounge and Master Bedroom & original doors. The property enjoys an enviable location being within walking distance of the town centre, Crieff Hydro Spa Hotel and private schooling at Morrison’s Academy. Warmed by ‘Hive’ gas central heating and double glazed throughout.

The accommodation on the ground floor comprises: **entrance vestibule** leading into a wide **hallway** with **under stair storage** . The large **lounge** located to the front of the property & features a bay window open fire place. Fairholm also benefits from a **family room** which could be utilised as a **5th bedroom**. The fitted **kitchen** is located to the rear & leads to a **utility area** with **shower & WC**, giving access to the rear garden. The attractive staircase leads to the upper landing and the **large master bedroom** with bay window providing a most pleasant outlook, **3 further double bedrooms** and **family bathroom** .

Externally there is unrestricted parking to the front and side with a single garage located to the side & boasts an **electric car charging point**. The front garden is laid mainly to lawn with hedge border, mature planting & flower borders. The compact rear garden also is laid to lawn with a gate leading to Nellfield Road.

A beautiful, family home enjoying a highly desirable location. Likely to be a welcome addition to the market early viewing is advised.

<b>Lounge</b> (16’3” to bay x 13’10”)	<b>Family Room</b> (13’11” x 10’11”)
<b>Kitchen</b> (13’09” x 6’11”)	<b>Dining Room</b> (13’01 x 10’9”)
<b>UtilityShower/WC</b>	<b>Bedroom 1</b> (16’10” to bay x 12’9”)
<b>Bedroom 2</b> (13’10” x 10’9”)	<b>Bedroom 3</b> (13’11” x 10’01”)
<b>Bedroom 4/Study</b> (9’05” x 7’11”)	<b>Bathroom</b> (8’07” x 6’11”)

**Directions**  
Heading into Crieff from Perth turn right immediately before the Petrol Station onto Strathearn Terrace and Fairholm is located half way along on the right side.

**Viewing** Strictly by appointment through Irving Geddes - 01764 670325/653771.

**Energy Performance** Rated ‘D’ for efficiency.







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.



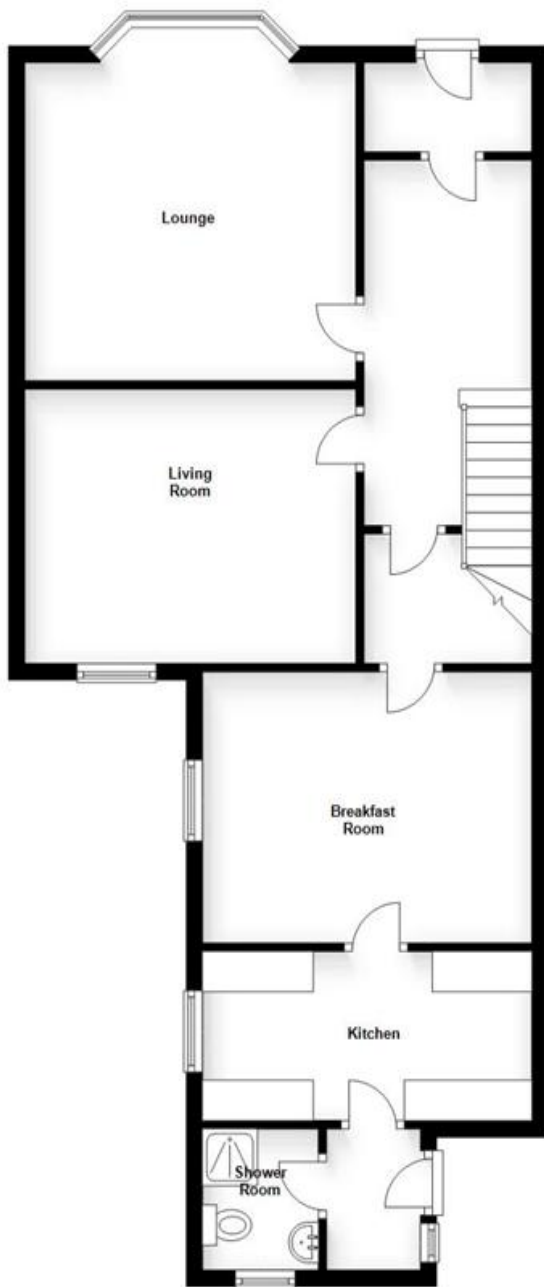




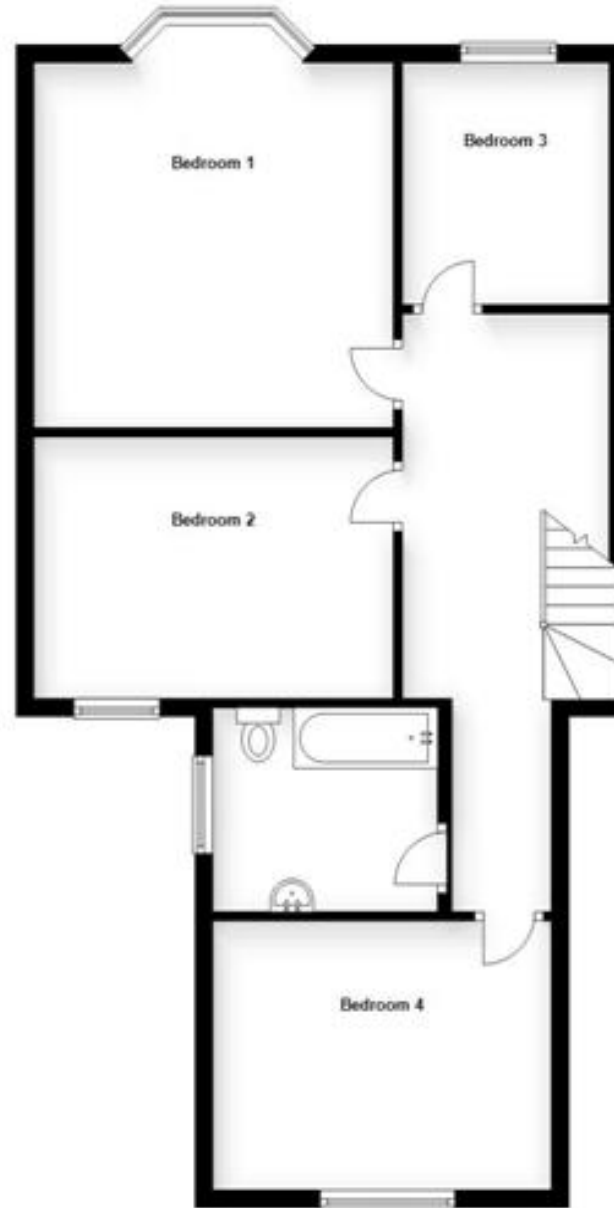




Ground Floor



First Floor



[www.irvinggeddes.co.uk](http://www.irvinggeddes.co.uk)

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Call us now for a free valuation for your own property.

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