

12 STRATHEARN TERRACE
CRIEFF, PH7 3AQ

OFFERS OVER £359,000



IRVING
GEDDES

w.s. | solicitors | estate agents



12 Strathearn Terrace, Crieff, PH7 3AQ

We are delighted to offer for sale this immaculately presented, modern five bed detached property located within one of Crieff's prime residential areas. The property enjoys an enviable position within walking distance of the town centre, Crieff Hydro Spa Hotel and private schooling at Morrison's Academy. Warmed by gas central heating (new boiler in 2016) with a multi-fuel stove in the lounge and double glazed throughout.

The accommodation is both spacious and flexible and comprises on the ground floor: **reception hall, lounge, family room/bed 5, dining kitchen** open to **family room, utility room** and **cloakroom**. The first floor has a **family bathroom** and **four double bedrooms**, the master with **en-suite bathroom** and **dressing area** and bedroom three with adjoining **playroom**.

Externally there is off-street parking to the front & an adjoining single garage. A small area of lawn exists to the front with a spacious enclosed rear garden laid mainly to lawn with a large decked patio. There are also useful storage areas to either side.

A beautiful family home enjoying a sought after location and likely to be a welcome addition to the market.

Lounge (20'10" to bay x 11'4")

Family Room (10'0" x 9'0")

Master Bedroom (18'4" x 11'4")

Bedroom 3 (13'0" x 9'4")

Bedroom 4 (13'0" x 8'4")

Bathroom (8'2" x 7'4")

Dining Kitchen (21'10" x 9'0")

Family Room / Bed 5 (11'6" x 7'10")

Bedroom 2 (10'4" x 9'4")

Playroom (10'2" x 8'4")

Study (8'0" x 5'10")

Directions

Heading into Crieff from Perth turn right immediately before the Petrol Station onto Strathearn Tce and no.12 is located on the left hand side towards to top of the road.

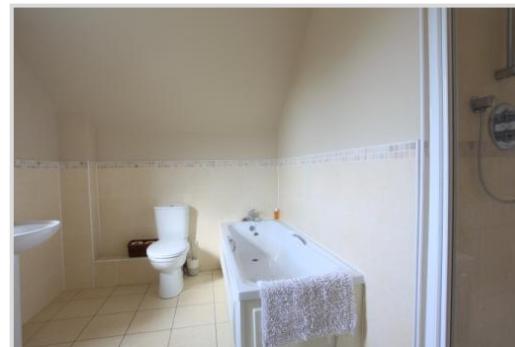
Viewing

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

Energy Performance

Rated 'C' for efficiency.



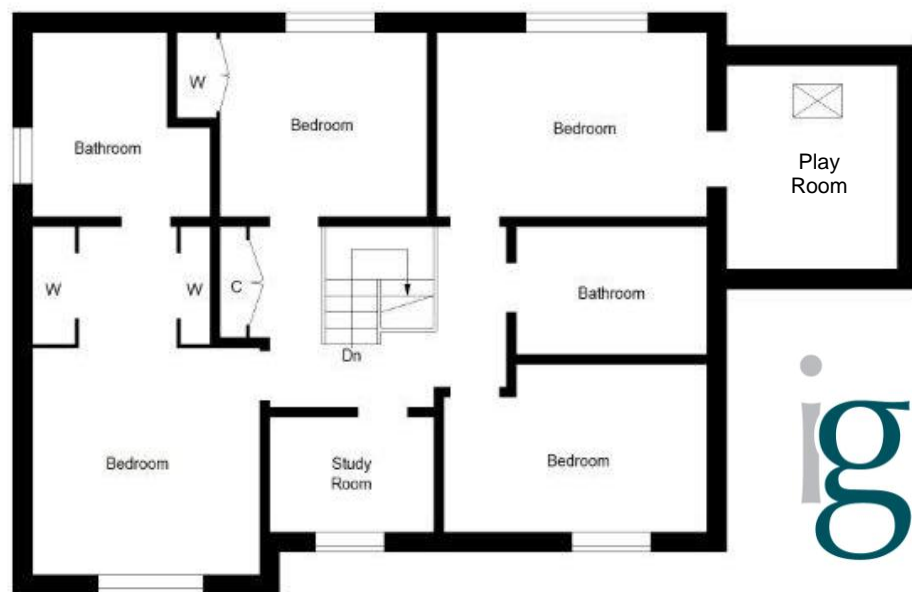
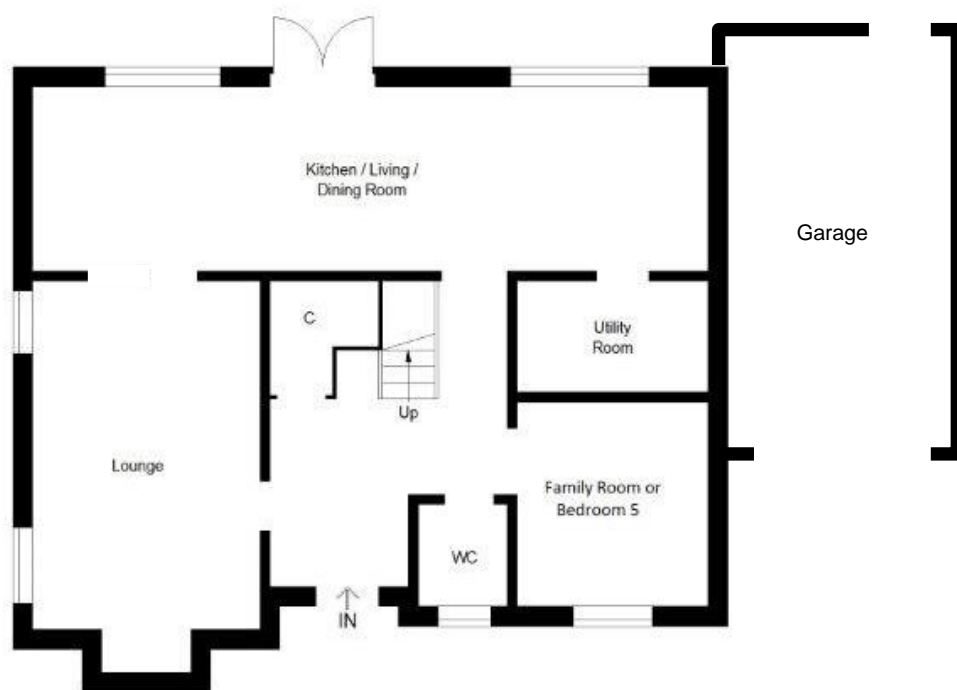


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.









Thinking of selling?
Call us now for a free valuation for your own property.

Crieff
 25 West High Street, PH7 4AU
 Tel: 01764 653771

Comrie
 1 Drummond Street, PH6 2DW
 Tel: 01764 670325

Aberfeldy
 6 The Square, PH15 2DD
 Tel: 01887 822722