

## Ardenmohr

Perth Road, Crieff, PH7 3EQ



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Irving Geddes are delighted to offer for sale this substantial detached Victorian villa offering generous flexible accommodation over 3 floors. Presented in move-in condition, Ardenmohr is full of period charm & an ideal home for a large or extended family. Set back from the main road into Crieff, it's location would lend itself perfectly for converting the property into guest house use. With 9 bedrooms (4 with en-suite provision) 5 public rooms, a dining kitchen, large utility, ample private off-street parking and sizeable garden grounds. A property of rare size with an extremely versatile layout & enjoying a prime position amongst some of Crieff's finest period homes.

### Ground Floor

Entrance Vestibule 7'6" x 4'9"	Hallway 13'7" x 10'2"
Drawing Room 22'7" x 17'3"	Dining Room 14'8" x 14'6"
Study 14'6" x 12'0"	Family Room 17'4" x 13'5"
Dining Kitchen 17'10" x 13'10"	Utility Room 8'3" x 7'5"
Bedroom Two 14'10" x 11'4"	En Suite Shower Rm 9'0" x 3'5" (excluding shower)

### First Floor

Master Bedroom 22'9" x 17'3"	En Suite Shower Room 6'6" x 3'8"
Bedroom Three 14'6" x 12'0"	En Suite Shower Room 6'3" x 3'7"
Bedroom Four 16'7" x 12'10"	Bedroom Five 13'7" x 12'7"
Bedroom Six 13'9" x 11'9"	En Suite WC 5'1" x 4'2"
Box Room 7'7" x 5'5"	Shower Room 10'3" x 6'2"

### Top Floor

Sitting Room 24'1" x 14'5"	Kitchen 13'0" x 5'0"
Bedroom Seven 17'3" x 12'8"	Bedroom Eight 17'2" x 14'8"
Bedroom Nine 10'3" x 7'0"	Bathroom 8'3" x 6'7"

**External** A fully enclosed garden with a large area of off-street parking to the front with a good sized area of lawn, mature trees and single garage. The sizeable rear garden is laid mainly to lawn with a large paved patio area, brick-built store and is bordered by hedging and stone walls with gate access onto Rectory Road.

**Location** Ardenmohr is situated in the highly desirable Perthshire County Town of Crieff which is the main town of Strathearn. Offering a full range of facilities, a modern swimming & Leisure Centre and a range of local businesses including the Crieff Hydro & Knock Castle Spa Hotels. The internationally renowned Gleneagles Hotel is situated c10.5 miles to the south. Private Primary and Secondary Schooling is available in Crieff with Ardvreck (Preparatory) and Morrisons Academy. Other Private Schooling nearby can be found at Glenalmond College, Strathallan, Craigclowan & Kilgraston.

The vibrant cities of Perth and Stirling both within 32km (20 miles) and there is National Hunt Racing at Scone Palace. Recreational activities include Golf, Hill Walking, Fishing & an array of other country pursuits as well as a wide range of equestrian activities. Perth, Gleneagles and Stirling all have Railway Stations with services to Edinburgh & Glasgow.







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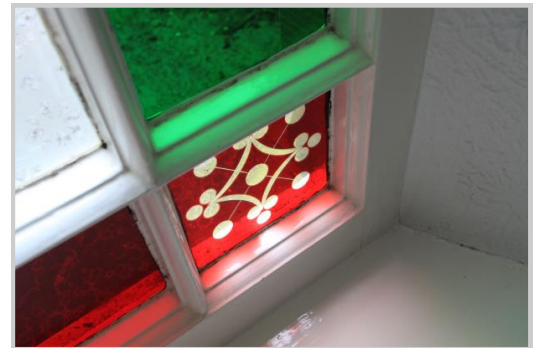
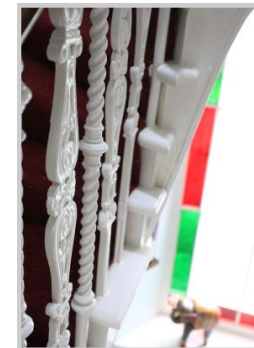
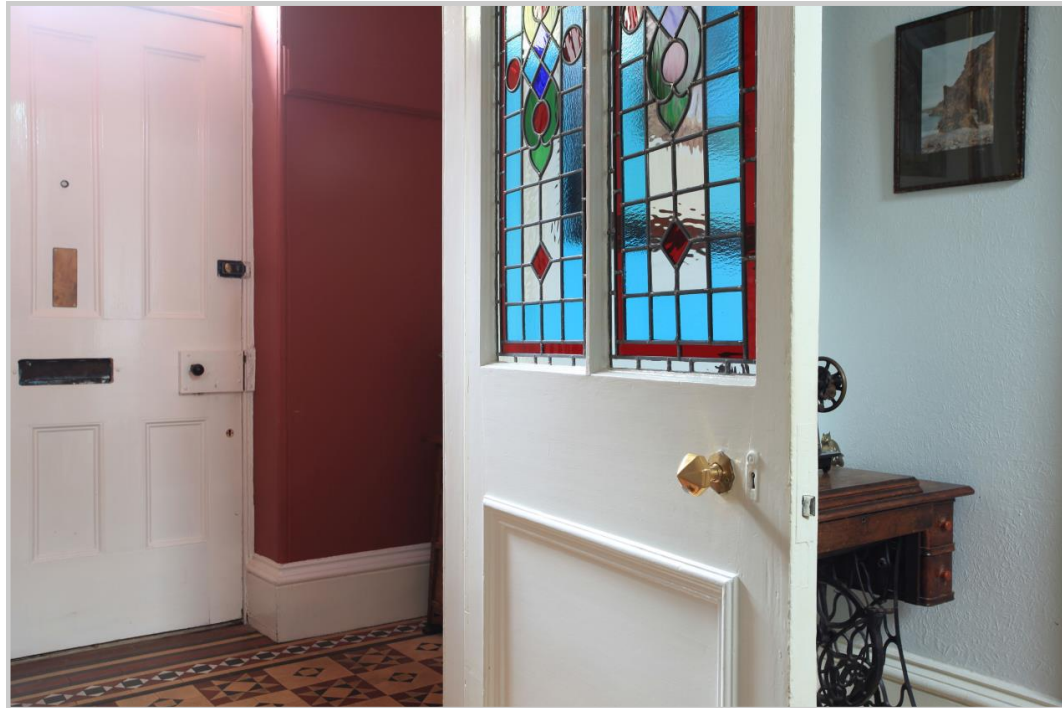
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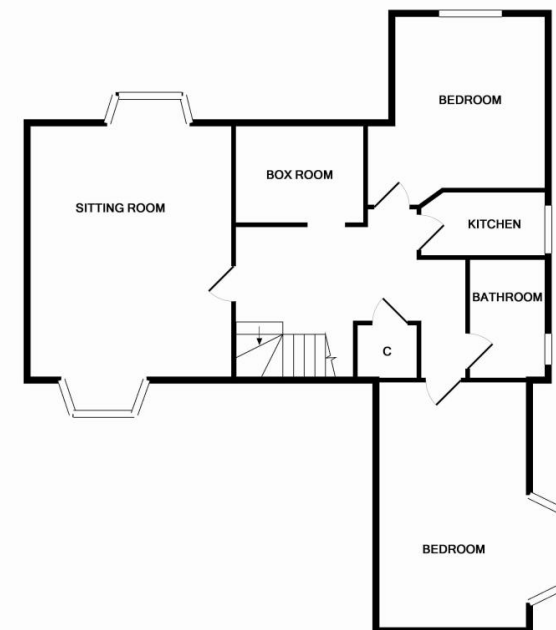
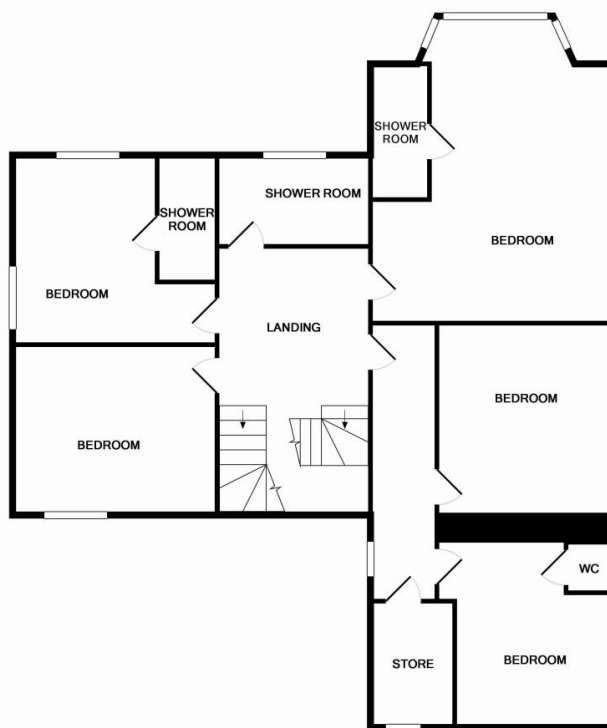
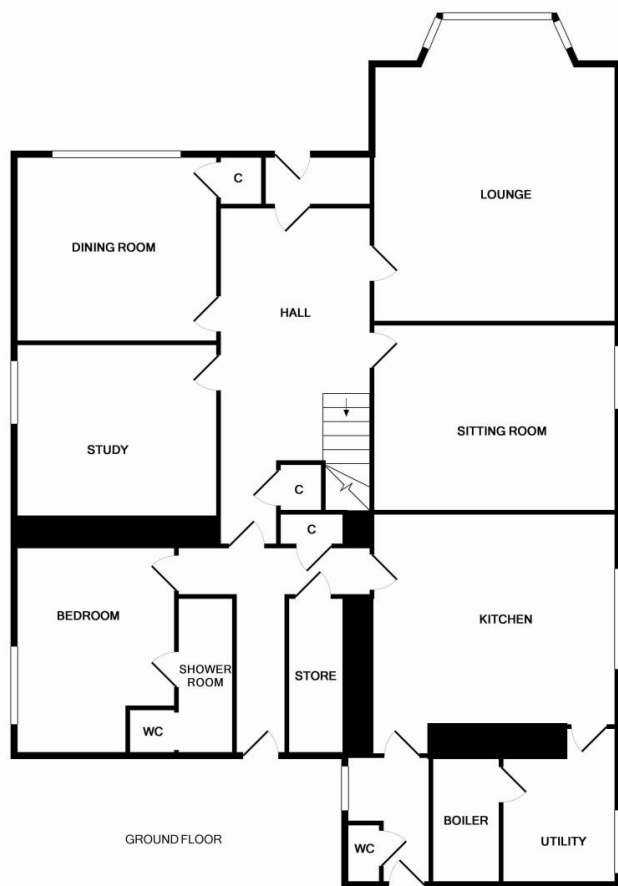
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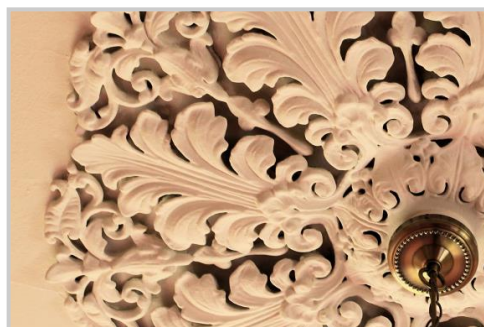


**Viewing** Strictly by appointment through Irving Geddes W.S. on 01764 53771.

**Energy Rated 'F'** for efficiency.

**Council Tax Banding 'G'.**

Offers Around **£479,999** are Invited. **Home Report £550,000**



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