

First Floor Conversion

Newstead

Ancaster Road
Crieff, PH7 4AL

Guide Price £250,000



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GEDDES
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Newstead, Ancaster Road, Crieff, PH7 4AL

Irving Geddes are delighted to offer for sale this most generously sized first floor conversion of a handsome Victorian villa. Enjoying an elevated position with superb south facing views, Newstead is located in one of Crieff's prime residential areas. A property with much period character, presented in move-in condition with substantial accommodation over one level: RECEPTION/DINING HALL, LOUNGE, DINING KITCHEN, FOUR BEDROOMS (one with en-suite shower) and FAMILY BATHROOM. The property is warmed by gas central heating and has original sash and case windows, wood detail and cornice. Externally the property benefits from off-street parking, outdoor stores & private garden. A most appealing traditional property in excellent condition located in a highly sought-after area. Early viewing is advised.

The entrance to the property is at the side where there is a car-port from which a door accesses an internal communal stairwell under which there is a private storage area. The main door to the flat is one flight up. Stone steps from the parking area lead to a flat roof over the car port which access can also be taken into the property. Another store is located adjacent to the access door. The garden is located to the right hand side at the top of the steps and consists of a large area of lawn with summer house and a large paved patio to the rear with timber shed. There is also a communal drying green adjacent.

Dining Hall (main area 14'6" x 12'4") **Kitchen** 17'6" x 11'6"

Lounge 21'6" x 15'2"

Bedroom One 18'6" at widest x 15'5"

Bedroom Two 14'4" x 11'4"

Bedroom Three 14'0" x 11'8"

Bedroom Four 11'10" x 9'4"

Bathroom 11'2" x 6'2"

Directions

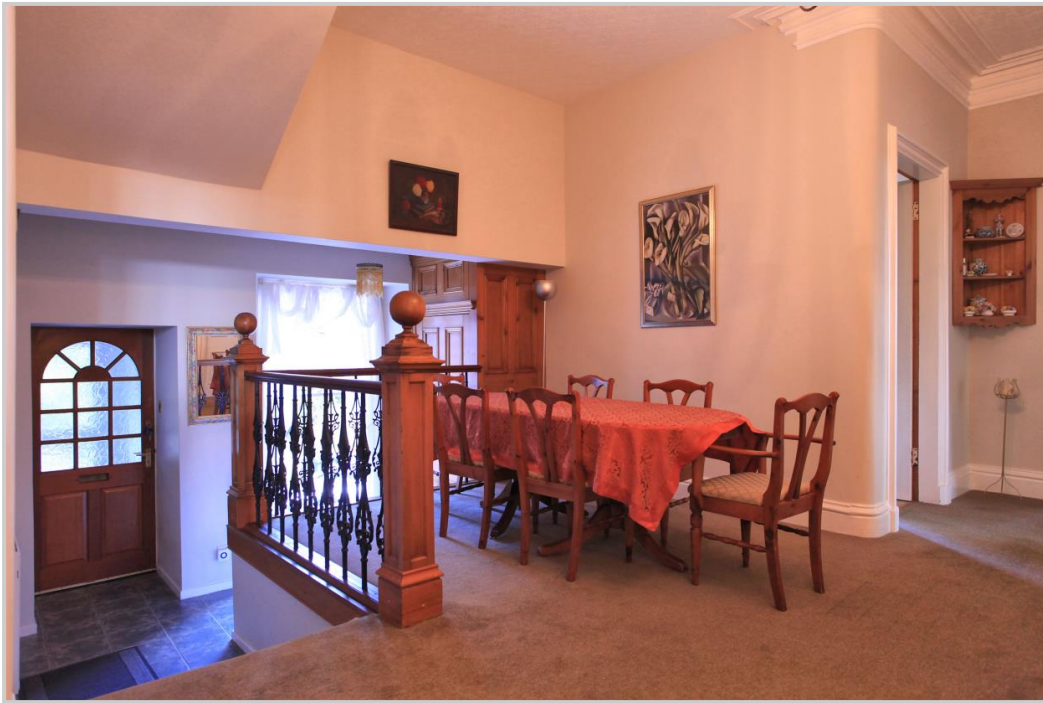
Heading west through Crieff, passing the town square on your left turn right onto the A85 heading towards Comrie. Take the third right onto Craigard Road and follow all the way to the top onto Ancaster Road. Newstead is first property on your left.

www.irvinggeddes.co.uk





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Viewing

Strictly by appointment through Irving Geddes W.S. on
01764 653771/670325

Energy Performance: Rated 'D' for efficiency.

Council Tax Band: 'E'.

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Thinking of selling?
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