

**Strathearn Lodge**, Callum's Hill, Crieff, Perthshire, PH7 3LU

**Offers Over £250,000**



**IRVING  
GEDDES**  
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## Strathearn Lodge, Callum's Hill, Crieff, PH7 3LU

We are pleased to offer for sale this detached villa located amidst a highly desirable, well established residential area within the popular Perthshire market town of Crieff. This property is well presented & offers bright, spacious family accommodation. The well proportioned accommodation comprising on the Ground Floor: **Entrance Porch, Lounge, Kitchen, Dining Room, Study, Bedroom, Shower Room & Rear Porch.**

Upper floor comprises: **Two Double Bedrooms**, (Master en-suite bathroom).

Externally there are manageable gardens and private off street parking with a lock block driveway leading to a single garage and **Utility/Storage** area. A good opportunity to purchase a family home in a prime location, within easy reach of the many amenities & services available within Crieff, including the Crieff Hydro Spa Hotel, quality restaurants, shops, primary & secondary schools & the renowned independent schools of Ardvreck & Morrison's Academy.

**Entrance Porch** Good sized entrance porch with large cupboard housing the

**Hallway** Spacious hallway providing access to all ground floor accommodation. Large under stair cupboard.

**Lounge** (20'11" x 17'2")

Bright spacious reception room with double glazed windows to the front & side, which ensures lots of natural light. Ample space for a range of living and occasional furniture.

**Kitchen** (13'3" x 10'9")

Well presented kitchen with a range of quality base & wall units. All Neff appliances which include a four ring electric hob with extractor hood, double oven and grill, dishwasher and integrated fridge freezer.

**Dining Room** (14'9" x 14'6")

A bright & flexible room with double glazed sliding patio doors leading to an enclosed area of garden to the side.

**Shower Room** (6'9" x 5'6")

Fitted with corner shower unit with mixer shower, WC, wash-hand basin within a vanity unit.

**Bedroom One** (13'10" x 12'3") **En-suite** (8'8" x 5'8")

Bright and airy this well proportioned double room features an en-suite bathroom.

**Bedroom Two** (12'4" x 8'5")

Double room with rear-facing window.

**Bedroom Three** (12'5" x 9'1")

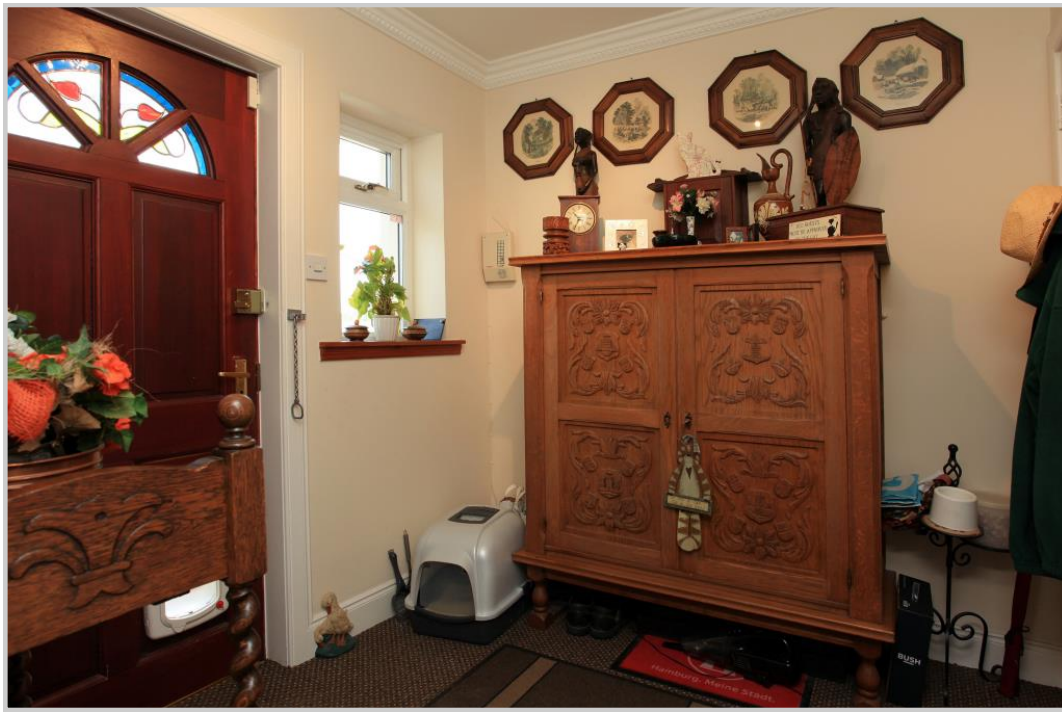
Good size single room with views to the front.

**Study** (10'3" x 8'0")

A bright and spacious room with a double glazed window facing the rear.







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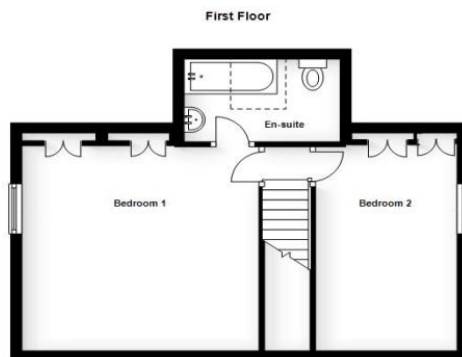
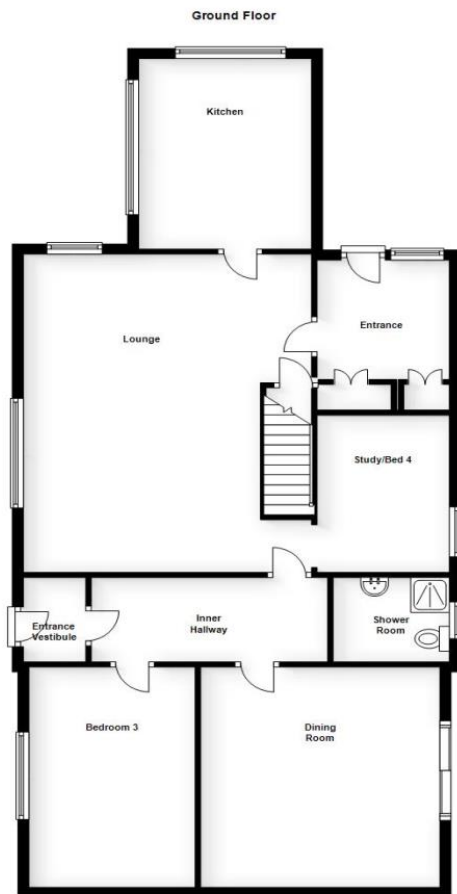
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### Externally

The front garden has mature planting with flowers and shrubs. The rear garden is very private and laid with synthetic grass & surrounded by high hedges.

### Directions

From Perth take the A85 towards Crieff. On entering the outskirts of Crieff, with the golf course on the right, take the first left turning, at the sign to Callum's Hill. Turn immediately left and Strathearn Lodge is located on the left.

### Viewing

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

Energy Performance Rated 'D' for efficiency Council Tax Band 'F'.

**Offers Over £250,000**

**Thinking of selling?**

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**Crieff**  
25 West High Street, PH7 4AU  
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