

UPPER FLAT, FAIRMOUNT
COMRIE ROAD
CRIEFF, PH7 4BJ

GUIDE PRICE £230,000

IRVING
GEDDES
w.s. | solicitors | estate agents



Upper Flat, Fairmount, Comrie Road, Crieff, PH7 4BJ

We are delighted to offer for sale this stunning upper conversion, in immaculate condition & enjoying a beautiful private landscaped garden. This two bed property is situated within one of Crieff's prime residential areas, boasting an elevated position with a fine south/west facing aspect. An enviable location being within walking distance of the town centre, Crieff Hydro Spa Hotel and private schooling at Morrison's Academy.

The property has pedestrian access from Comrie Road and vehicular access from Gordon Road into the private garden. External steps to the rear, with storage under, provide access into the accommodation which comprises a bespoke solid wood fitted **breakfasting kitchen**, the long L-shaped **hall** has an a storage/study area at one end and a contemporary **bathroom** to the other, which benefits from a bath & separate shower cubicle. The 2 **double bedrooms** are to the rear of the property overlooking the garden, both having original wooden floorboards. The generously sized **lounge** is a particularly bright room with fine period features such as original flooring, ornate coving and ceiling rose. There are lovely views to be enjoyed from the bay window and dining recess.

A notable feature of the property is the private garden which has been lovingly created and maintained by the current owners. The stone chipped drive is shared by the property below and has a private parking area adjacent. The fantastic summerhouse with storage to the rear is an excellent addition, as is the quality greenhouse and beautiful patio area. A further 'secret' patio offers a particularly pleasant sheltered spot in which to relax. There is also a good sized area of lawn/drying green and a fine array of mature flowering shrubs, plants and fruit trees.

A most handsome property in true move-in condition, warmed by gas central heating and double glazed throughout. The property sale includes white goods, carpets, blinds and the majority of light fittings. The wardrobes and drawer units within bedroom one are also included and other contents maybe available through separate negotiation.

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

Lounge (18'6" to bay x 14'0")

Dining Recess (8'6" x 6'2")

Kitchen (11'10" x 11'8")

Bedroom One (13'2" x 13'2")

Bedroom Two (13'2" x 9'2")

Bathroom (8'7" x 7'0")





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.









Energy Performance Rated 'D' for efficiency.

Directions Heading west through from Perth, passing our offices, turn first right into Comrie Street. Take the third right onto Craigard Road & then first right on to Gordon Road. The entrance to Fairmount is approximately 100 yards on the right.

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



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