



TORVEAN

CONNAUGHT TERRACE, CRIEFF, PH7 3EH

OFFERS OVER £300,000

TORVEAN, CONNAUGHT TERRACE, CRIEFF, PH7 3EH

We are delighted to offer for sale this stunning main door ground floor & upper apartment conversion of a handsome period property located in one of Crieff's prime residential areas. Extended in 2009, Torvean is presented in immaculate condition and offers substantial and flexible accommodation, beautiful private landscaped gardens and extensive views across Strathearn from the upper floor front windows. An enviable location being within walking distance of the town centre, Hydro Spa Hotel and private schooling at Morrison's Academy.

The property has private off-street parking to the rear adjacent to the main door, leading into a lower landing, forming part of the extension. A modern shower room is off the landing as is a bright ground floor double bedroom, both with under-floor heating and the bedroom with French doors leading to the garden. From the landing a door leads into the original part of the property, a staircase provides access to the upper floor and has a large storage cupboard under, housing the gas fired Worcester combi boiler. The lounge extension on the upper floor has a triple aspect and superb balcony with glass balustrade providing a most pleasant aspect. The spacious dining hall has ample space for a large dining suite & built-in storage/shelving. A split-level landing is located off the dining hall & provides access to the family bathroom and contemporary breakfasting kitchen. The upper landing leads to the large master bedroom, the sitting room/bedroom three and study/bed four.

The private off-street parking is located to the rear, adjacent to a single garage which benefits from power & auto up-and-over door. The garden is principally to the front, well stocked with an array of mature plants/shrubs, an attractive stone retaining wall, planted rockeries & neat lawn to the front bordered by mature hedging. A quality summerhouse is located behind the garage.

A beautiful modernised period home enjoying a highly desirable location. Warmed by gas central heating and double glazed throughout. Likely to be a very welcome addition to the market, early viewing is advised.

Energy Performance D Rating **Council Tax** Band E

Video Tour <https://youtu.be/MxhsAbheC2A>

Directions

Heading into Crieff from Perth, passing the Golf Club, Connaught Terrace is the next right hand turn. Torvean is the first property on the left.

Viewing Strictly by appointment through Irving Geddes on 01764 653771.

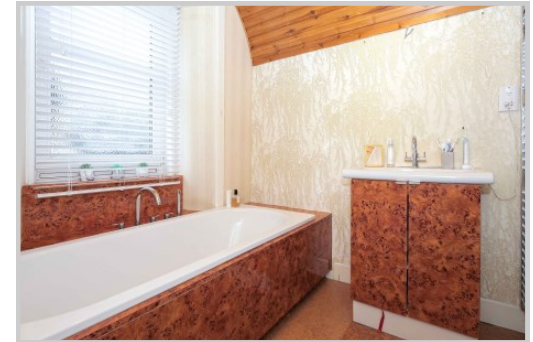




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

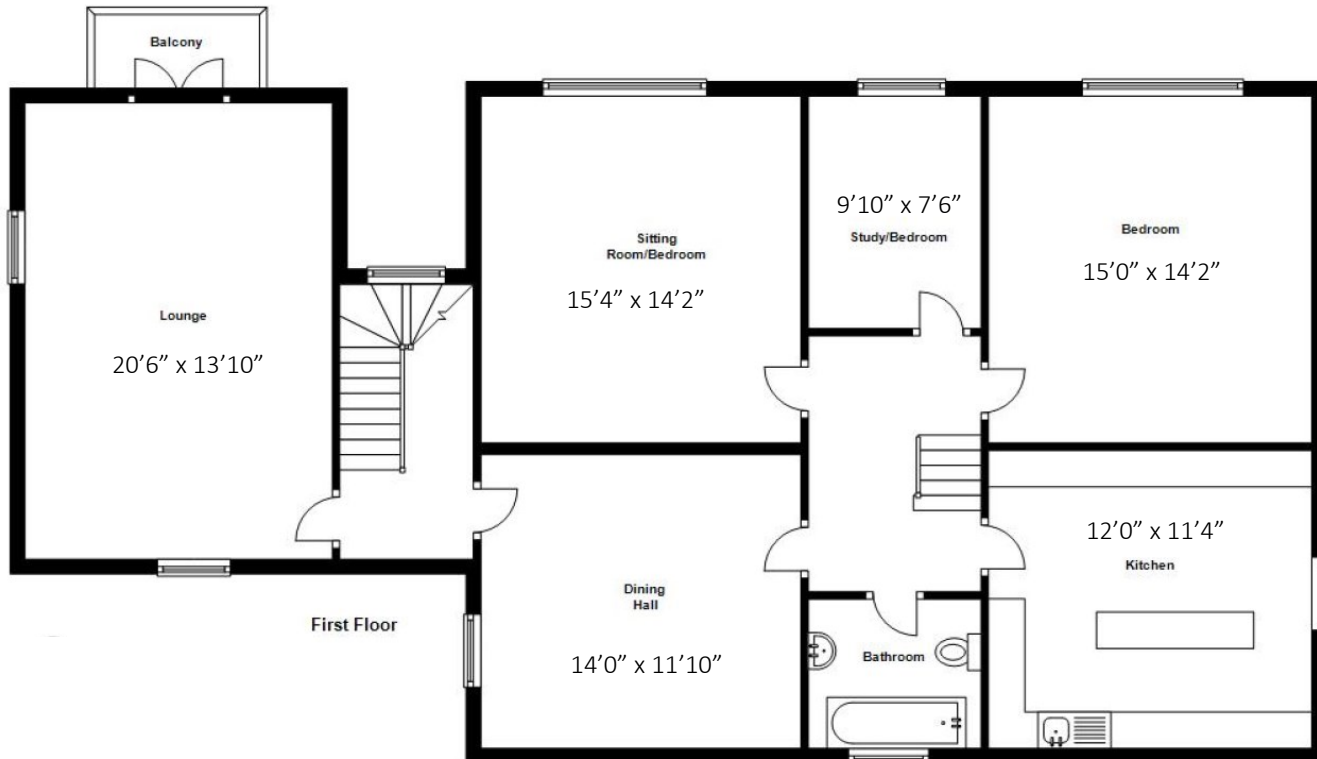
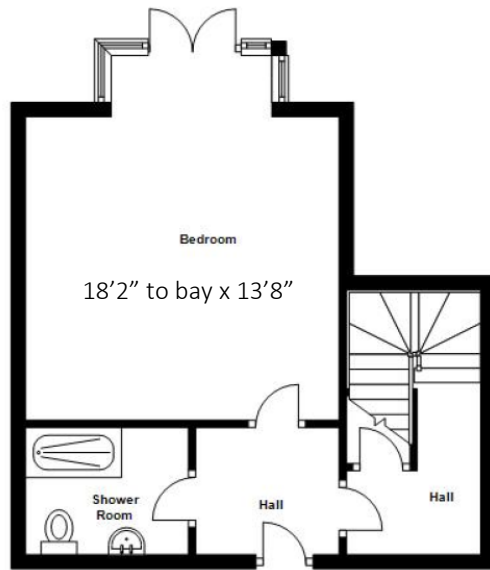








Ground Floor





Crieff

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Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722