





BARNCLUITH, FERNTOWER ROAD, CRIEFF, PH7 3DB

We are delighted to offer for sale this stunning, four bed semi-detached period property located within a prime residential area of Crieff. Beautifully presented and retaining considerable period charm, the current owners have also carried out an extensive programme of upgrades, including replacing all windows and recently remodelling the rear of the property with a new kitchen/family room.

Barncluith is set over two floors and comprises on the ground floor, ENTRANCE VESTIBULE, HALLWAY, W.C., a beautiful LIVING ROOM with bay window & open fire, DINING ROOM and stunning FULLY FITTED KITCHEN, benefiting from a range of base & wall units, central 'island', family area with recessed storage and log burner, and doors to rear garden. There are 3 DOUBLE BEDROOMS, a single BEDROOM/STUDY and FAMILY BATHROOM on the upper floor.

The attractive fully enclosed landscaped garden grounds comprise ample parking to the front, with an area of lawn and mature planting. There is a tandem garage to the side with raised beds to the rear. A seating area to the rear enjoys all-day sun and is laid with stone chips. Stone steps lead through tiered beds to an area of lawn. A path leads to a greenhouse at the corner of the garden.

Barncluith is property of full of period character and charm, and offered in true move-in condition. A property enjoying an enviable location, being within walking distance of the town centre, Spa Hotel and private schooling at Morrison's Academy. Likely to be a very welcome addition to the market, early viewing is advised.

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

Viewing Strictly by appointment through Irving Geddes on 01764 653771.





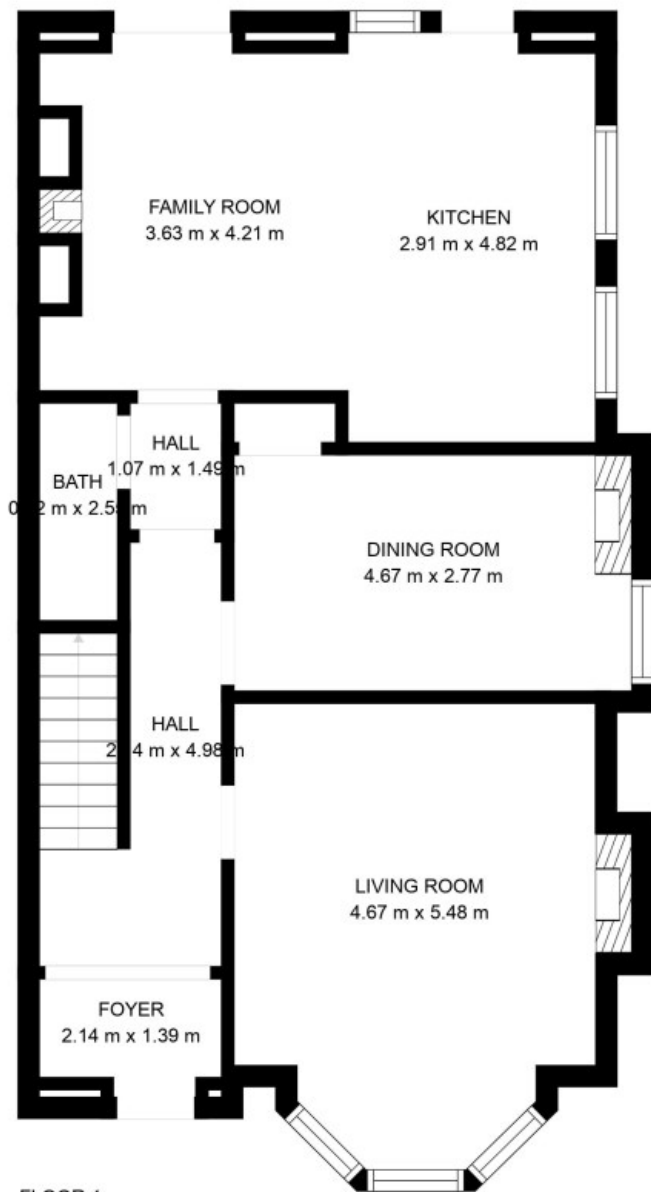




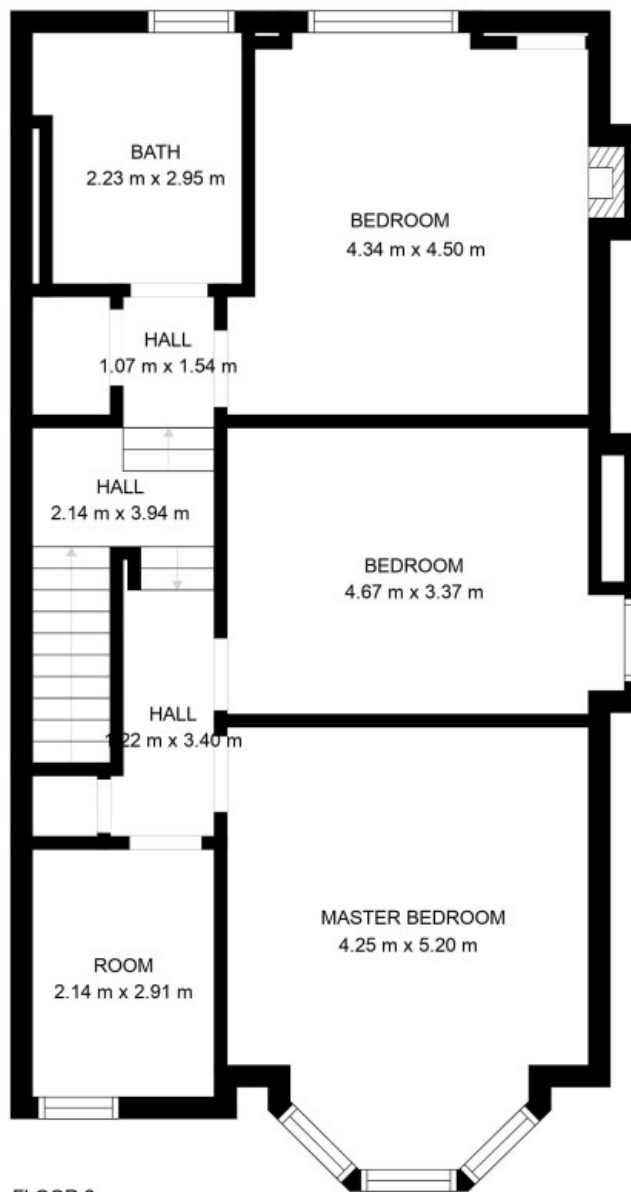








FLOOR 1



FLOOR 2

IrvingGeddes
W.S. • Solicitors • Estate Agents



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.







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