

WHINMOUNT
24 DRUMMOND TERRACE, CRIEFF PH7 4AF

IrvingGeddes
W.S. • Solicitors • Estate Agents

6 BEDROOM VICTORIAN VILLA PLUS SPACIOUS AND MODERNISED 1 BEDROOM GARDEN APARTMENT

WHINMOUNT, DRUMMOND TERRACE, CRIEFF, PH7 4AF

Whinmount is a genuine rarity to the market. Given to blending modern living with period character, the property is a stunning family home. Whilst semi-detached, the substantial accommodation (343m²) creates the feeling of a large detached property. Amongst the many noteworthy features, the lower ground for example comprises a sizeable self-contained 1 bed garden apartment offering much scope of use, from ancillary family space to rental/holiday let accommodation. Of great appeal to those looking to accommodate elderly dependants, teenage children or indeed to generate an income from leasing or self-catering. The top floor has been partly refurbished to create 3 further bedrooms and shower room.

Description; Whinmount is accessed via a pillared entrance with wrought iron gates, it sits in a generous easily maintained plot of circa 0.3 acres & has a good range of shrubs, bushes and trees providing all year round colour and interest. The house is finished externally in stone under a pitched slate roof and retains a wealth of period detail including high ceilings, deep cornicing, cast iron fire places and decorative eaves detail.

Accommodation comprises: Lower Ground Floor/Annex: Living Room, Kitchen, Bedroom and Shower Room. Ground Floor: Sitting Room, Dining Room, Study, Cloakroom with WC, Kitchen and Utility. First Floor: Principal Bedroom, Dressing Area and En-suite Shower Room, 2 further Bedrooms and Shower Room. Attic Floor: 3 Bedrooms.

Location; Whinmount is situated in the highly desirable Perthshire County Town of Crieff which is the main town of Strathearn and sits on the southern edge of the Scottish Highlands. It offers a wide range of facilities including a vibrant High Street full of individual shops, good restaurants, 2 golf courses, Supermarket, Local Hospital, Doctor's Surgery, Dental Practice, modern Swimming & Leisure Centre, and a range of local businesses including the Crieff Hydro Hotel. The internationally renowned Gleneagles Hotel is situated approximately 16.9km (10.5 miles) to the south and offers some of the top Golf Courses in Scotland, a Spa and Country Club as well as a range of other Sporting and Leisure activities. The Cities of Perth and Stirling both within 32km (20 miles), are easily accessed and have an excellent variety of Shopping, Business and high quality Restaurants and Bars to choose from. Leisure facilities include Sport Centres, Ice Rink & Swimming Pools. There is National Hunt Racing and Polo at Scone Palace. Locally, recreational activities include Golf, Hill Walking, Fishing and an array of other country pursuits as well as a wide range of equestrian activities. Private Primary and Secondary Schooling is available in Crieff with Ardvreck (Preparatory) and Morrisons Academy. Other Private Schooling nearby can be found at Glenalmond College, Strathallan School. Perth, Gleneagles and Stirling all have Railway Stations with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness with on-going connections to National Rail Links. From Perth there is also direct access via the M90 to Edinburgh, the A9 and M9/M80 to Stirling and Glasgow and the A9 north to Inverness and the A90 leading east to Dundee & Aberdeen. Edinburgh, Glasgow and Dundee Airports are all easily accessible.









Whinmount, 24 Drummond Terrace, Crieff PH7 4AF





Whinmount, 24 Drummond Terrace, Crieff PH7 4AF





Whinmount, 24 Drummond Terrace, Crieff PH7 4AF





Whinmount, 24 Drummond Terrace, Crieff PH7 4AF



GARDEN FLAT

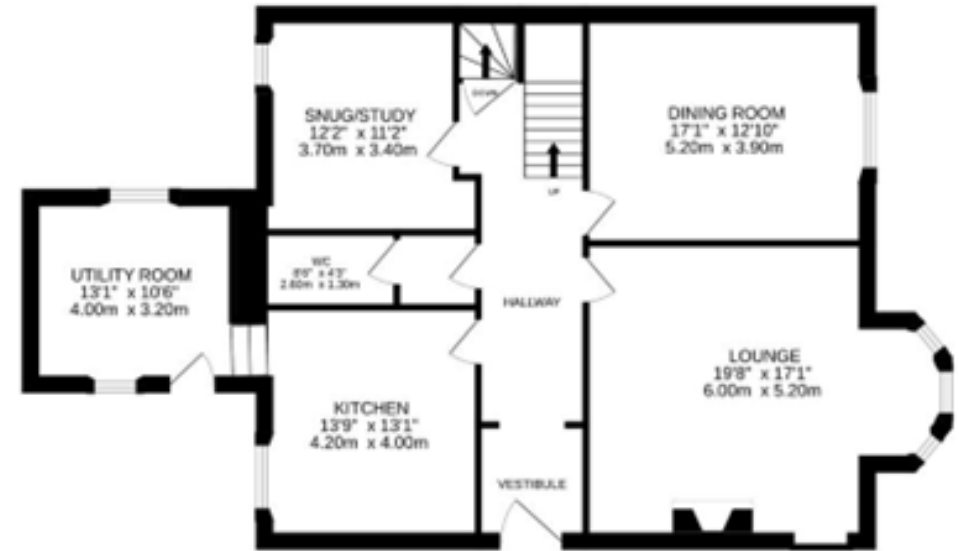


GARDEN FLAT



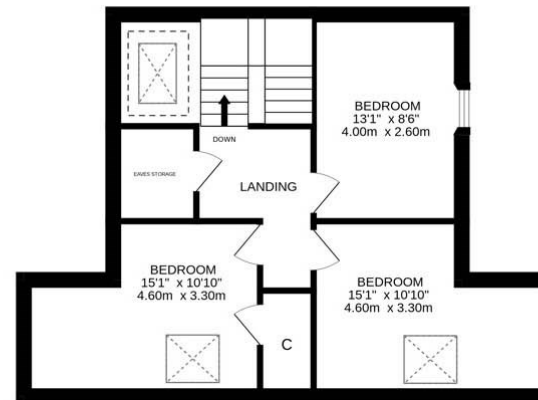
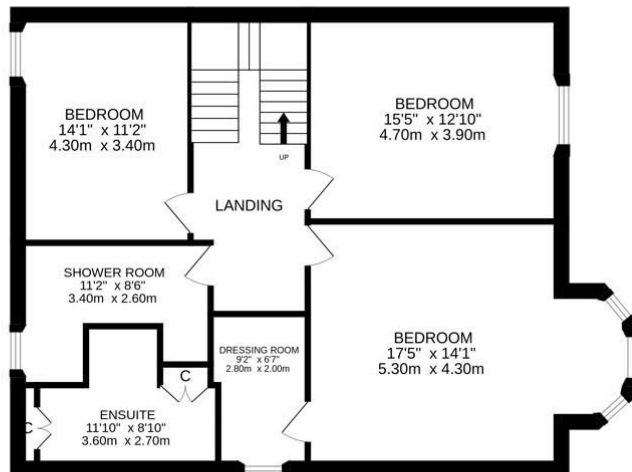






2ND FLOOR

3RD FLOOR



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

Services Mains gas, electricity, water and drainage.

3D Tour;
<https://my.matterport.com/show/?m=bmADYt4MsUj>

Energy Performance Rated 'E' for efficiency.

Council Tax Band 'G'





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