



AVENEL,
EWANFIELD, CRIEFF, PH7 3DA



IrvingGeddes
W.S. • Solicitors • Estate Agents

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We are delighted to offer for sale this stunning, six bed 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 a programme of upgrades including; extensive roof/lead work, external painting, cast iron radiators, refurbished original Victorian flooring in entrance porch/hallway & re-carpeted throughout.

Avenel is set over two floors and comprises on the Ground floor; ENTRANCE VESTIBULE, HALLWAY, a beautiful LOUNGE with bay window & log burning stove, SITTING ROOM with bay window & log burning stove, DINING ROOM (dual aspect) with door leading to garden area and stunning FULLY FITTED KITCHEN benefiting from a range of base & wall units, Aga, extractor fan & electric oven, UTILITY ROOM with access door to garden, CLOAKROOM, STUDY/WORK ROOM/BED 5 & UNDER STAIR STORAGE. The Upper floor comprises; Landing with stain glass window, MASTER BEDROOM with dual aspect views from bay window, 4 DOUBLE BEDROOMS (one e/s shower room), 1 SINGLE BEDROOM, FAMILY BATHROOM & SHOWER ROOM. Avenel is warmed by gas central heating and double glazed sash & case windows throughout.

The attractive fully enclosed landscaped garden grounds to the front and rear comprise entrance driveway from Ferntower Road offering ample parking for a number of vehicles, an area of lawn with mature planting & fruit trees. There is a double garage with electric door & floored attic space. A seating area to the side enjoys all-day sun and is laid with stone chips, paviour slabs, mature planting & BBQ. Stone steps lead from the patio through a flowering archway to the lawn area and an additional paviour patio is located to the side. A handy timber shed is located to the side area of the garden.

Avenel 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 Rated 'D'

Council Tax Band 'G'

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















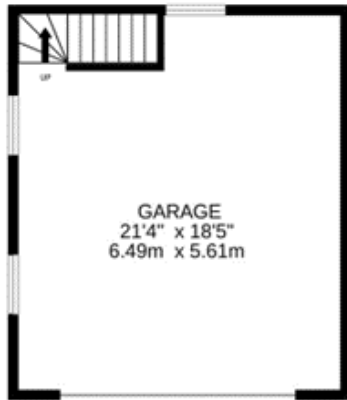
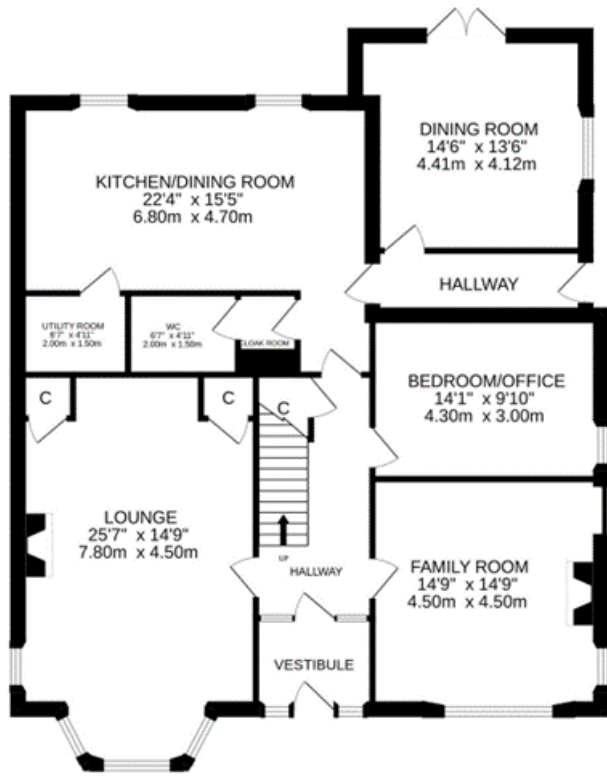




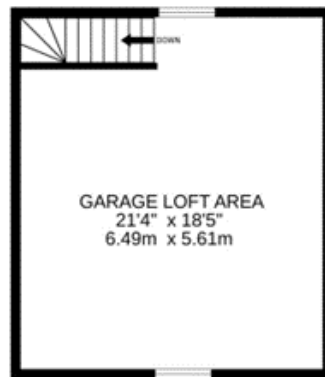
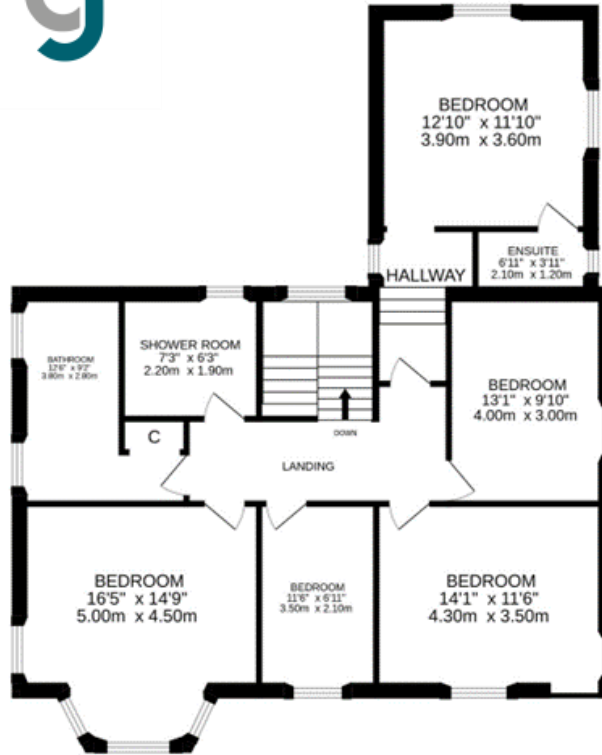




GROUND FLOOR



1ST FLOOR



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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.







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