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APARTMENT 2, NEWSTEAD,
ANCASTER ROAD, CRIEFF PH7 4AL

Apartment 2, Newstead, Ancaster Road, Crieff PH7 4AL

Irving Geddes are delighted to offer for sale this most charming lower conversion occupying the ground floor of a handsome 'C' Listed Victorian villa, with all apartments being privately owned. Enjoying an elevated position within one of Crieff's prime residential areas. The property is generously sized throughout and blends period character with the requirements of modern living. Presented in true move-in condition the well appointed accommodation comprising; BARONIAL PORCH, VESTIBULE, RECEPTION HALL, LOUNGE, DINING KITCHEN, 3 BEDROOMS (master en-suite), SITTING ROOM/BED 4, UTILITY AREA & FAMILY BATHROOM. The property is warmed by gas central heating & is double glazed throughout. Externally the property benefits from private off-street parking and an attractive landscaped garden. A most appealing traditional property in excellent condition located in a highly sought-after area. Early viewing is advised.

External

There is private parking immediately to the front of the property and a lovely fully enclosed south-west facing garden to the rear, accessed from the lounge or externally from the side of the property. This is laid mainly to lawn with a patio area & mature stocked border and rockery. There is an additional area of garden ground, offering further landscaping potential, which stretches between the lawn & wall bordering Drummond Terrace.

Directions

Heading west through Crieff, passing the town square on your left turn right onto the A85 heading towards Comrie. Take the third right onto Craigard Road and follow all the way to the top onto Ancaster Road. Newstead is first property on your left with parking at the front door.

Energy Performance Rated 'C'

Council Tax Band 'E'

Viewing:

Strictly by appointment through Irving Geddes on 01764 653771/670325



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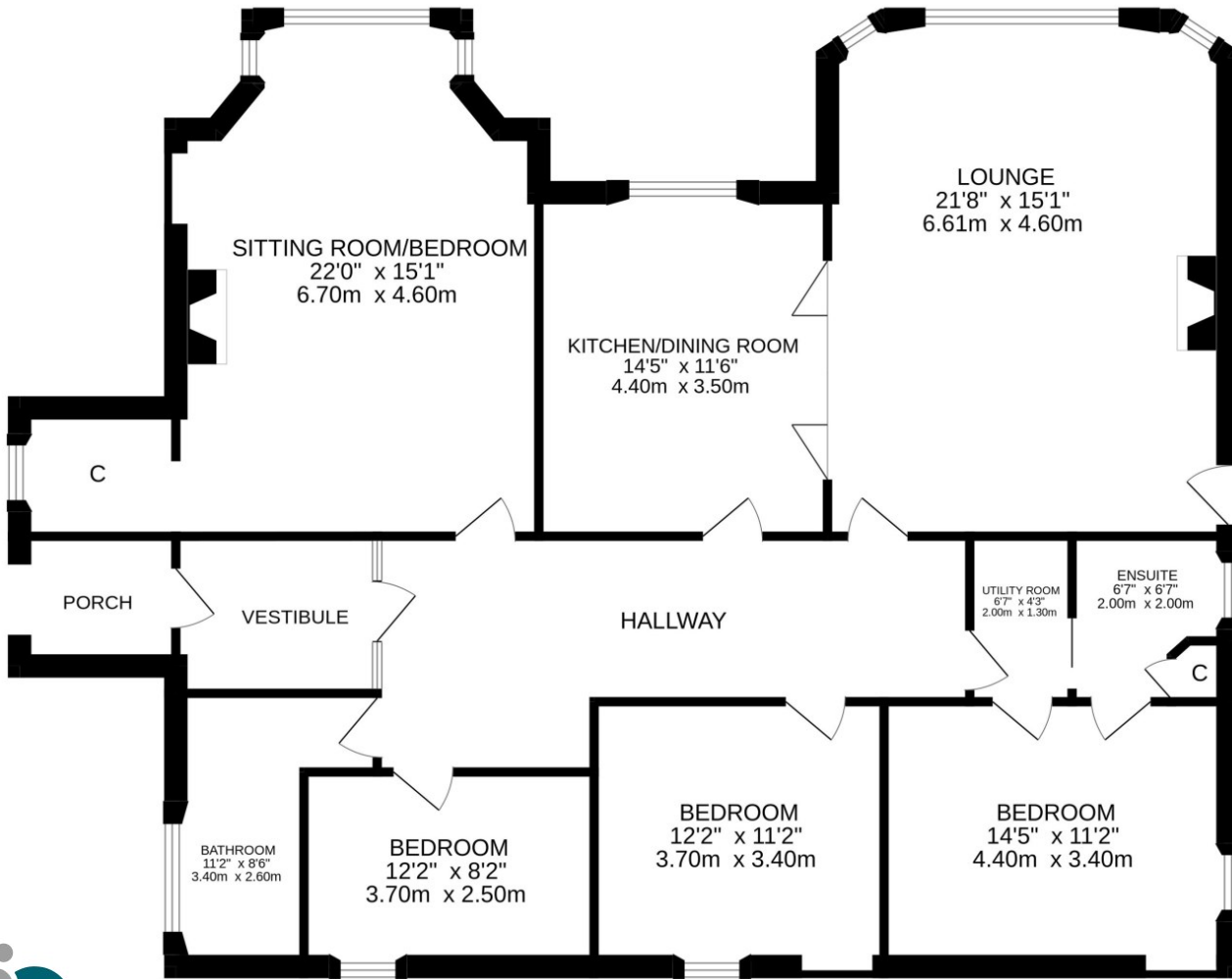
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



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



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