

PENTHOUSE APARTMENT  
BENEATH HOUSE, GWYDYR ROAD, CRIEFF, PH7 4BX





## APARTMENT 8, BENHEATH HOUSE, GWYDYR ROAD, PH7 4BX

An exceptional penthouse apartment boasting a stunning, panoramic south-facing view from a private balcony. Located within a converted period property, formerly a boarding house for Morrison's Academy, the build was completed in 2013 and boasts nine exclusive luxury apartments with lift access to 2 penthouse properties.

Immaculately presented with contemporary finishing, the well-proportioned layout comprises; L-Shaped HALL with generous storage and utility cupboard, a spacious and bright LOUNGE with private balcony providing breath-taking views across the Strathearn valley, open to a DINING area & KITCHEN, & 2 BEDROOMS, the master with access to the Jack and Jill BATHROOM. The energy efficient property is warmed by gas fired under floor heating and is double glazed throughout.

Benheath sits within attractive, landscaped communal grounds. Allocated parking with vehicular access from Gwydyr Rd through secure electronic gates, pedestrian access to Comrie Road. There is a dedicated external store with power & lighting.

A property of rare quality and one likely to be a welcome addition to the market. No. 8 will appeal to a variety of purchasers from those looking to downsize in a prime residential area to those in the market for a perfect 'lock up & leave' home.

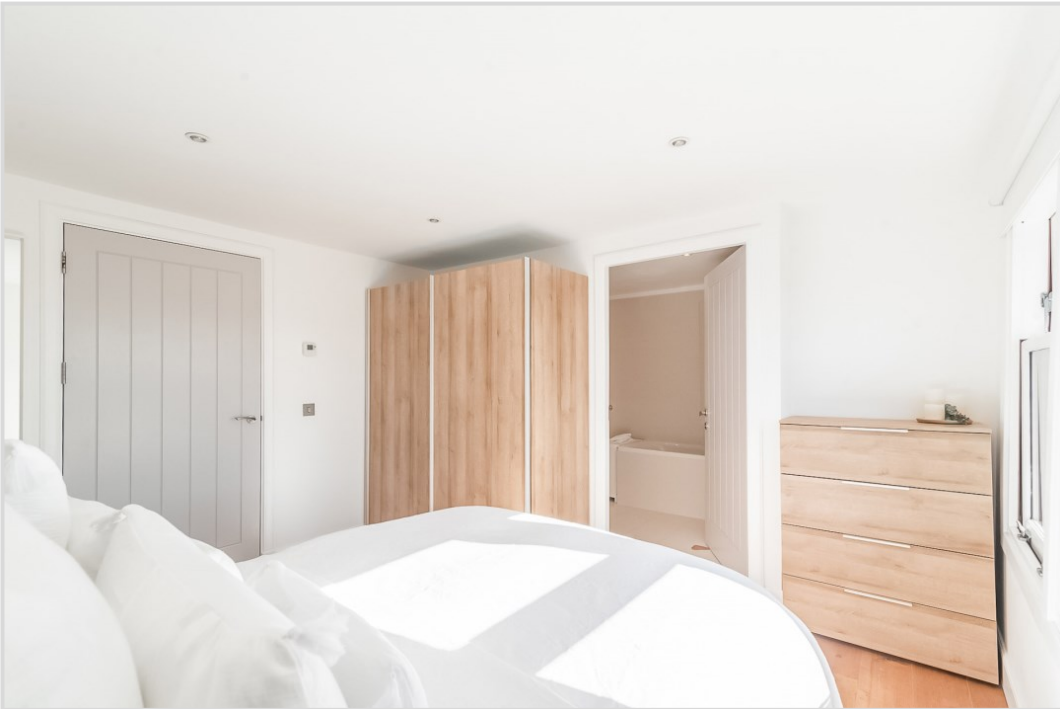
**Video Walkthrough** <https://my.matterport.com/show/?m=Fyo9UqD8wvR>

**Energy Performance** Rated 'tbc'      **Council Tax** Band 'D'

**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.

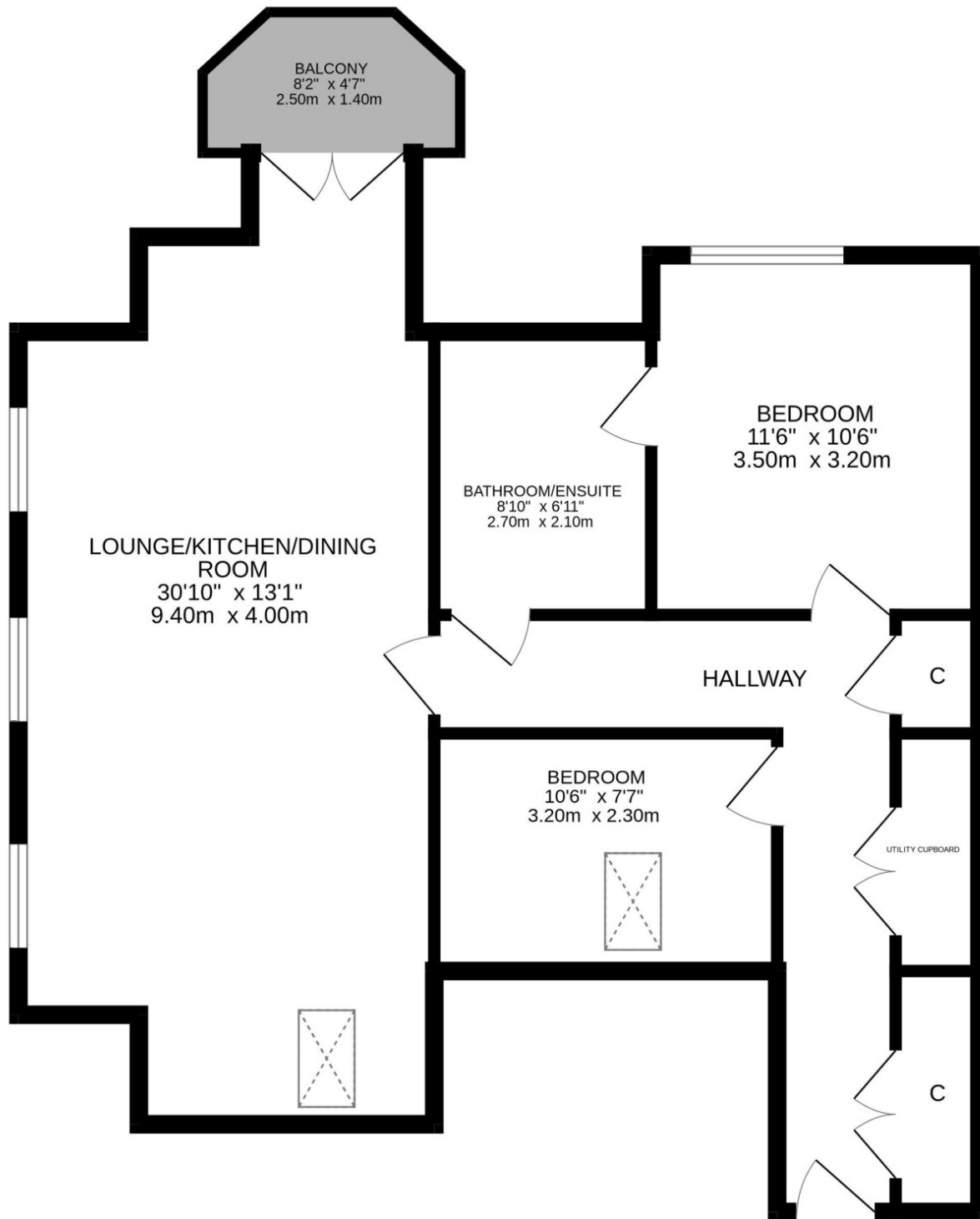




















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