



GALVELBEG HOUSE,
Perth road, Crieff, PH7 3eq



IrvingGeddes
W.S. • Solicitors • Estate Agents

Irving Geddes are delighted to bring this immaculately presented detached three storey Victorian property with ancillary accommodation to the market. Fully refurbished and modernised with particular attention to detail and a real appreciation given to blending modern living with period character, the property is simply a stunning family home. Galvelbeg House has been run as a very successful guest house for the last 8 years and could continue to be utilised as such, but the current owners have applied for private residence status. The substantial accommodation (316m²) boasts many noteworthy features. The lower ground for example comprises reception hallway, double bedroom, single bedroom/study, modern shower room, utility & storage areas. In addition there is a sizeable, self-contained 2 bed (both en-suite) apartment with kitchen & bathroom, and offers versatility of use including office space for modern work at home practice. It will also be of great appeal to those looking to accommodate elderly dependants, teenage children or indeed to generate an income from leasing or self-catering. Gavelbeg House is accessed via wrought iron gates to the front or through a private gated entrance located to the side of the property which sits in a generous south facing & easily maintained plot with 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, fire places and decorative stain glass window detail.

Accommodation comprising on the Ground floor; Entrance vestibule, Hallway, Lounge, Sun Room, Dining Room, fitted Kitchen, Utility Room, Cloakroom. First floor; Landing with stain glass window, Five Double Bedrooms (all en-suite), Cloakroom. Lower ground floor; Two double bedrooms, Laundry room/Cellar, modern Shower Room with WC. Located to the east side is a linked apartment comprising; Separate entrance door, Dining Kitchen, Two Double Bedrooms (both en-suite).

Galvelbeg House 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 Practices', 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 boarding 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.













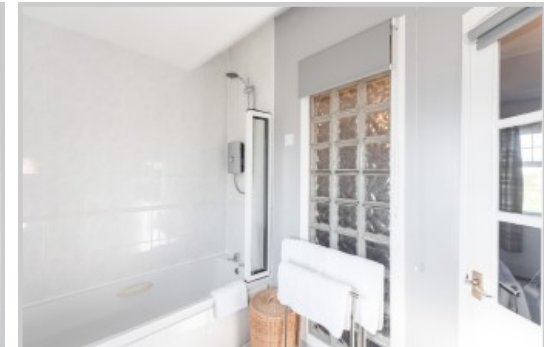








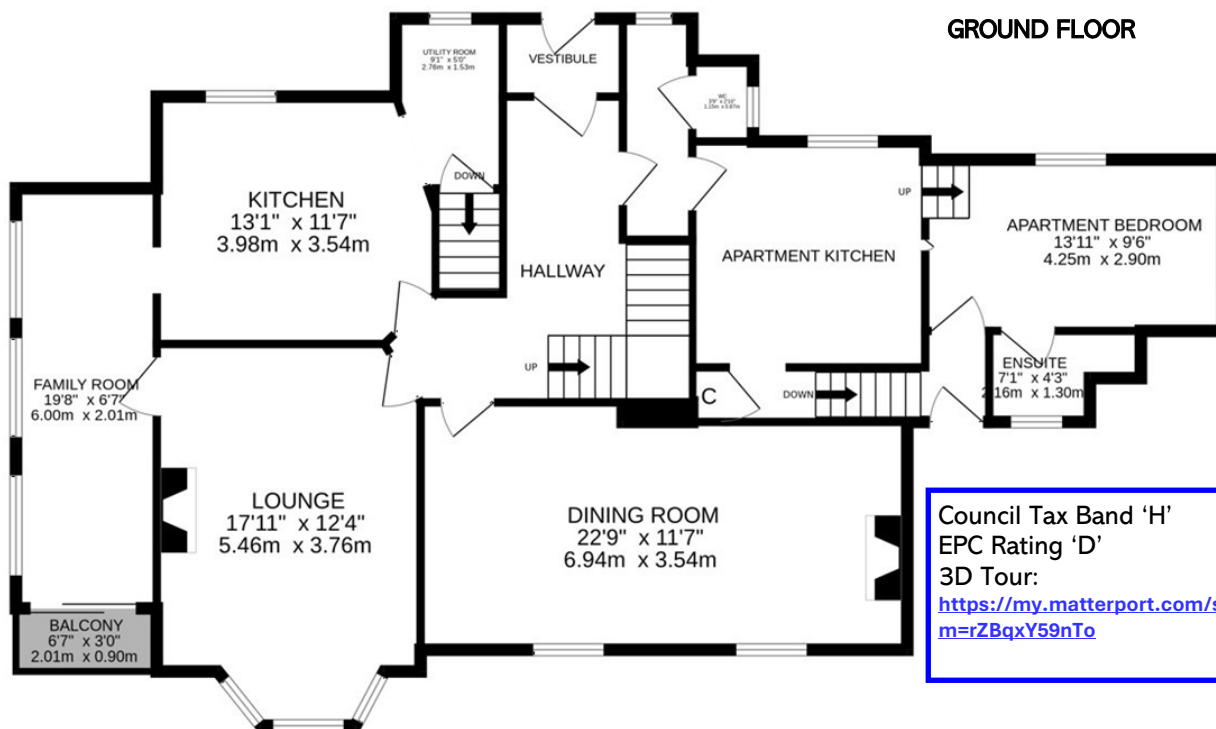
LOWER GROUND FLOOR ACCOMMODATION



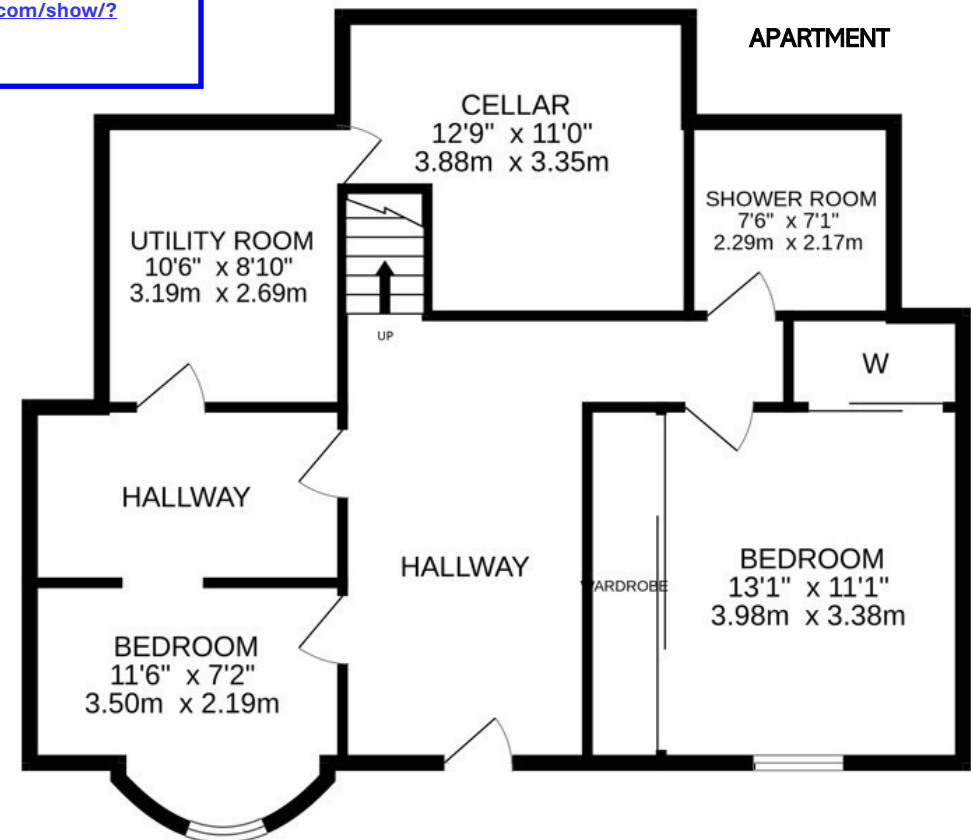
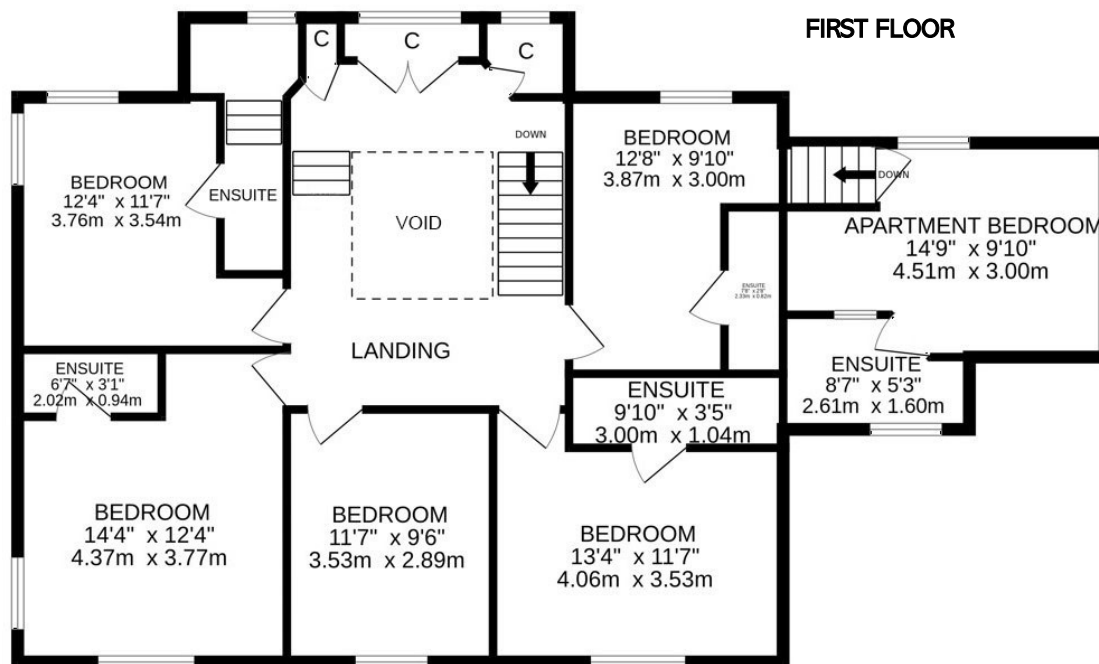
ANCILLIARY APARTMENT ACCOMMODATION



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Council Tax Band 'H'
EPC Rating 'D'
3D Tour:
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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.







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