

LORNE  
GORDON ROAD, CRIEFF, PH7 4BL



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## LORNE, GORDON ROAD, CRIEFF, PH7 4BL

Irving Geddes are delighted to offer for sale this spacious and flexible three bedroom upper villa boasting a sizeable private garden, off-street parking and a tremendous southerly outlook. Lorne enjoys an enviable location within easy walking distance of town centre amenities, Crieff Hydro Spa Hotel, Golf Club and MacRosty Park, along with riverside strolls and woodland walks at Knock Hill.

The private main door is accessed directly through the mature gardens; at the entrance, the LOBBY has a storage area to the side & stairs leading to the first-floor accommodation. Upstairs, the spacious layout comprises; large RECEPTION HALL with attic hatch to large floored attic, large and bright double-aspect LOUNGE with bay window providing a stunning viewpoint, BREAKFASTING KITCHEN with a view over the garden, STUDY/BED FOUR, TWO DOUBLE BEDROOMS, both generous in size (one currently utilised as a public room), BATHROOM and a further generously-sized SINGLE BEDROOM. The property would benefit from some modernisation.

A beautiful fully-enclosed mature garden lies to the side, with an array of planting, several mature trees, low-level hedging, paths, flower beds & seating areas. A small summer house offers an opportunity to enjoy views of the garden and distant hills. In addition, there is a variety of timber sheds/workshops which would benefit from some refurbishment. There is a covered car-port at the rear of the garden, enclosed by folding wooden gates.

Lorne is a charming & spacious south-facing period home, with scope for buyers to incorporate their own design ideas. Located in a highly sought-after residential area and likely to have broad appeal.

**Energy Performance** 'D' Rating      **Council Tax** Band 'E'

**Services** Mains water, gas, electric and drainage.

**Video Tour** <https://my.matterport.com/show/?m=zC7go524g5B>

**Viewing** Strictly by appointment through Irving Geddes.

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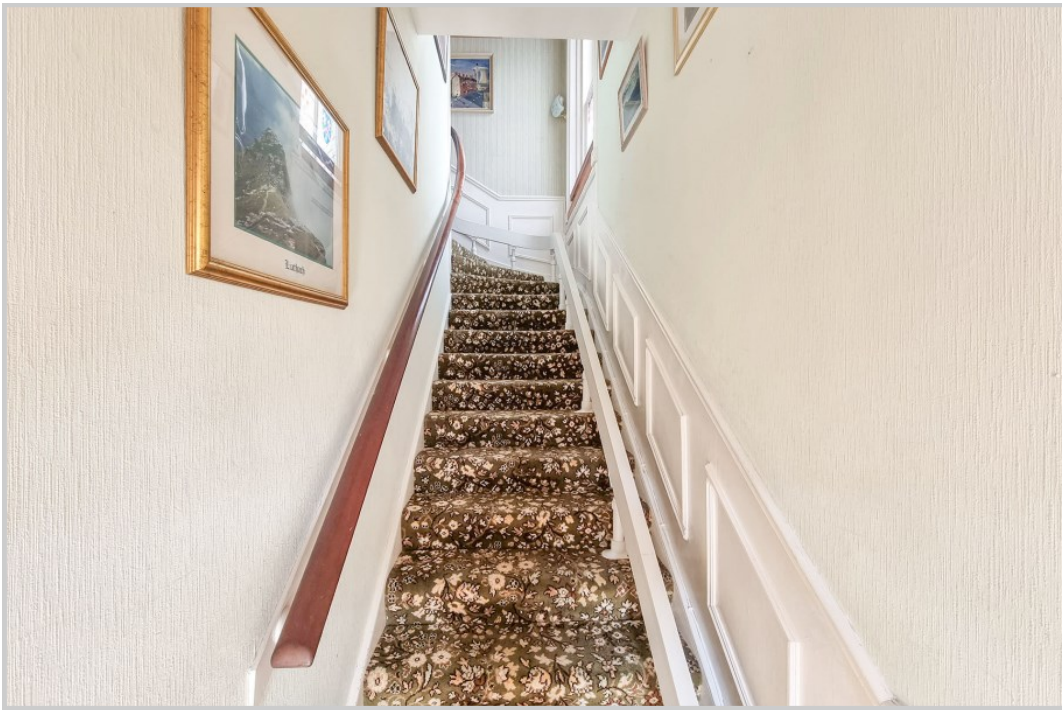
















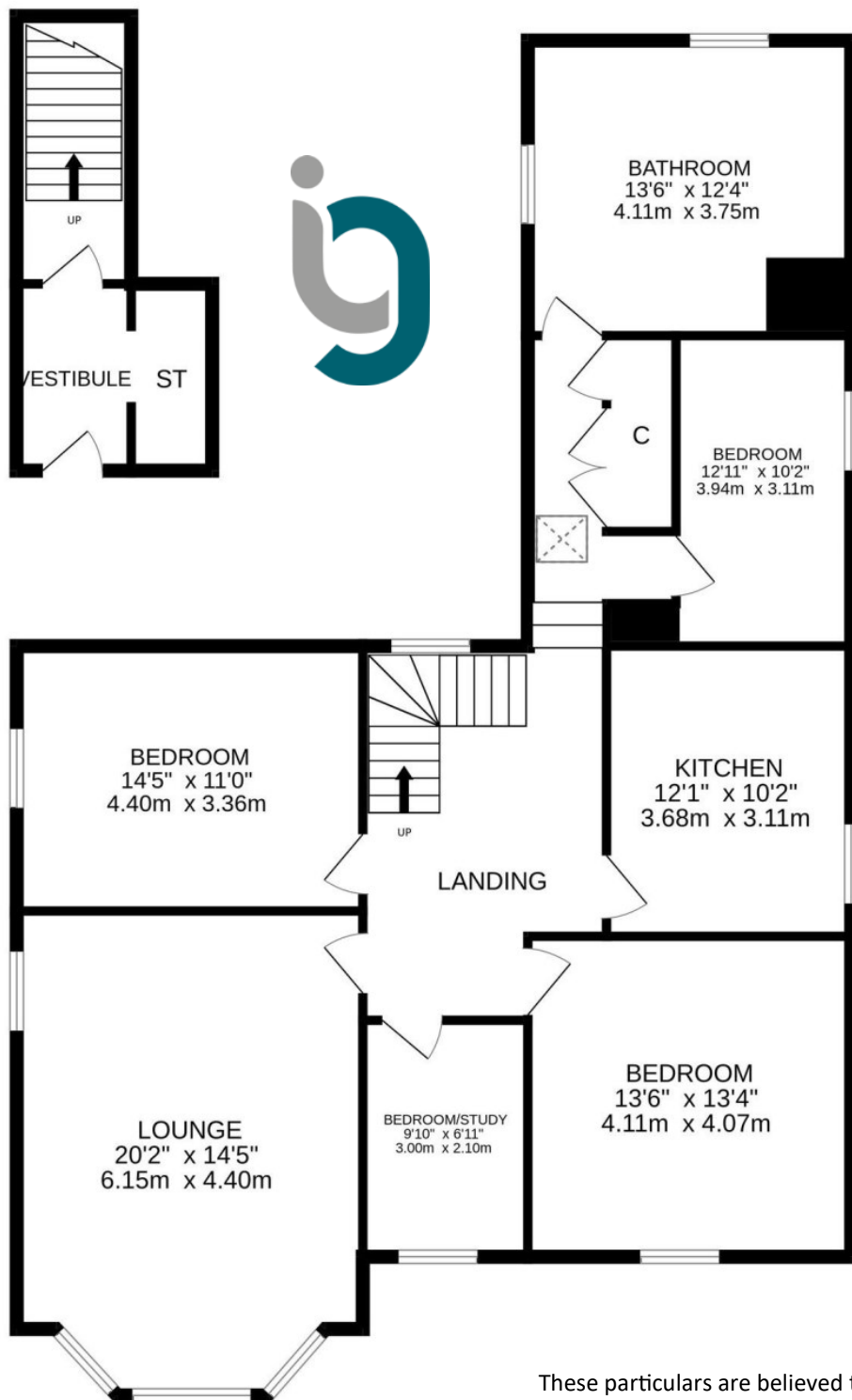












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.  
All measurements are approximate only.





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