

UPPER MORENA

33 VICTORIA TERRACE, CRIEFF, PH7 4AD



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Irving Geddes are delighted to offer for sale this bright, spacious and flexible three bedroom upper period conversion boasting a sizeable garden area, off-street parking and a tremendous southerly outlook.

Upper Morena enjoys an enviable location within easy walking distance of town centre amenities, Morrison's Academy, Ardvrek Prep School, Crieff Hydro Spa Hotel, Golf Club and MacRosty Park, along with riverside strolls and woodland walks at Knock Hill. A local bus stop is located opposite.

The property is accessed via a shared driveway with flower beds to left and right of own pebbled driveway, all in line with side of the house. An outer stairway leads to a private door and accommodation comprising; ENTRANCE PORCH, HALLWAY, spacious split level LANDING, large and bright LIVING ROOM with bay window providing spectacular dual aspect views, contemporary fully fitted KITCHEN, Three large double BEDROOMS (master en-suite shower), modern BATHROOM, LAUNDRY/BOILER ROOM.

The right hand half of a beautiful mature garden at the rear, has an array of planting, several mature trees, low-level hedging & flower beds. A small summer house at the edge of patio offers an opportunity to enjoy views of the garden and hills in the distance. Outside storage includes integral tool shed and secure cement built shed. A single garage with electric up & over door is located to the side.

Upper Morena is a charming & spacious south-facing period home, 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=Yd2S1PxCuNP>

Viewing Strictly by appointment through Irving Geddes.

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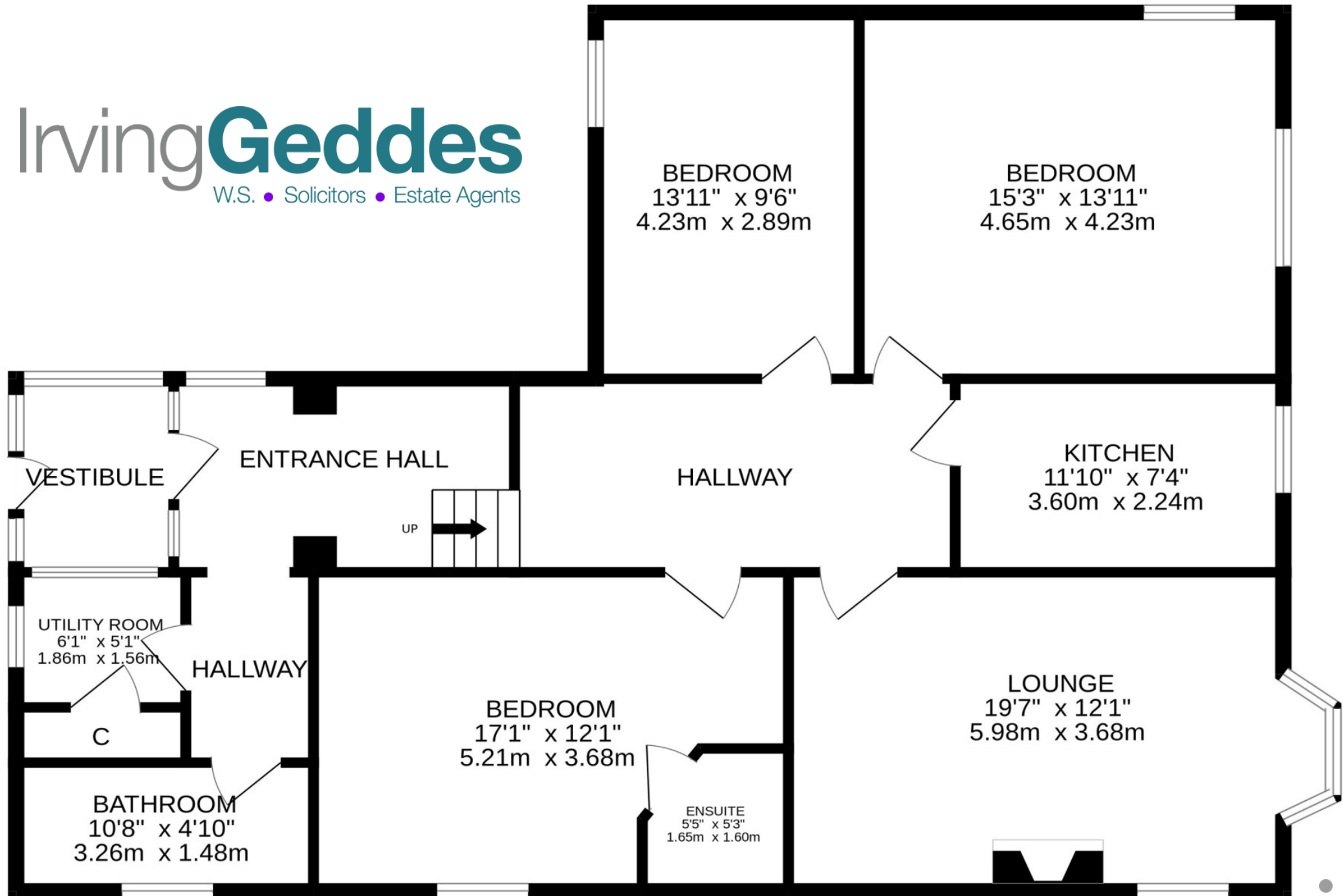














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