

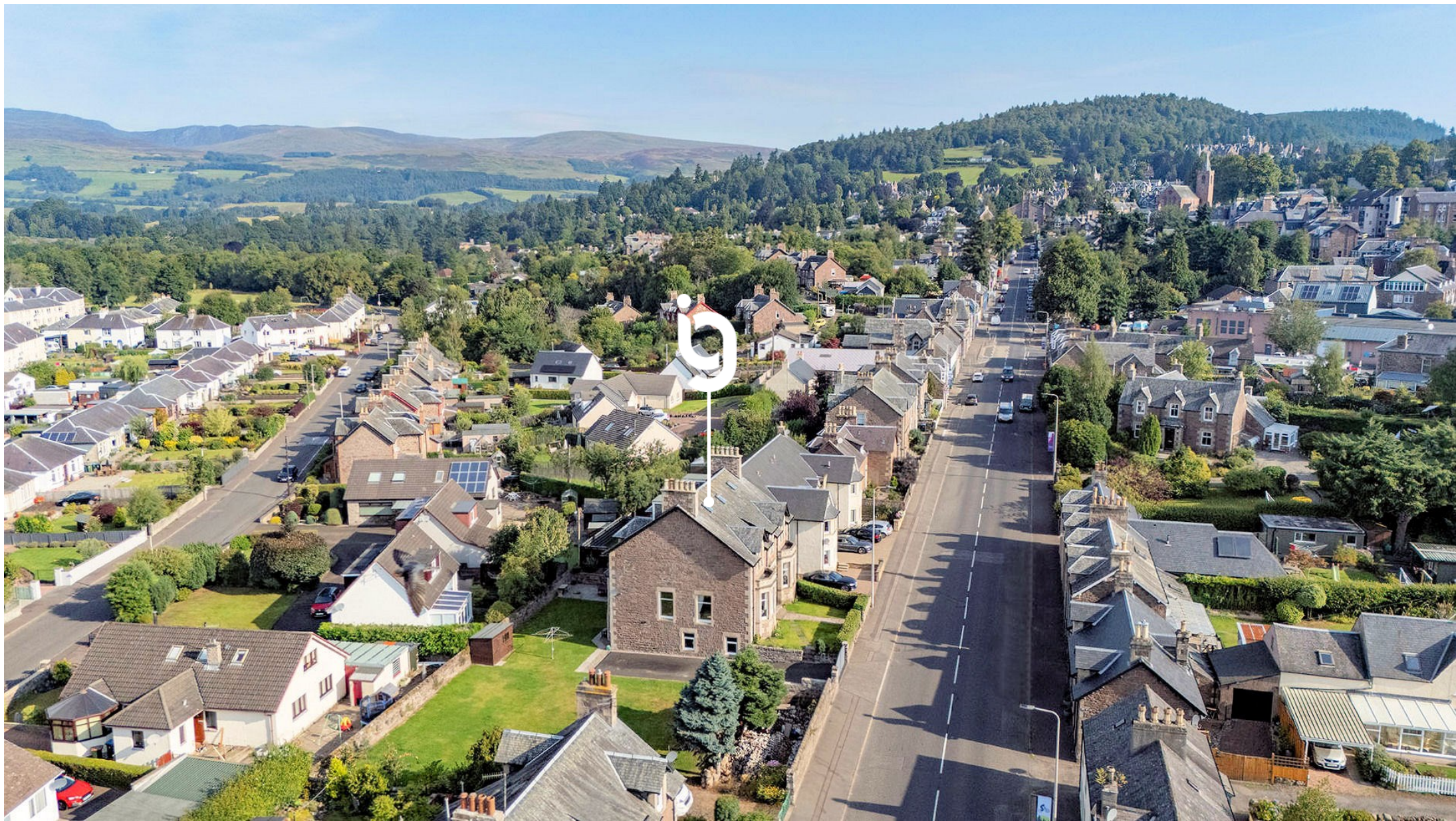
# AFTON HOUSE

65 BURRELL STREET, CRIEFF, PH7 4DG



IrvingGeddes  
W.S. • Solicitors • Estate Agents





*'A fully renovated period villa set over four stunning floors, including a dedicated entertainment level with snooker room & sauna. The property also benefits from dual driveways and large gardens with residential plot approval.'*

---



We are delighted to offer for sale this fully renovated period villa set over four stunning floors, including a dedicated entertainment level with snooker room & sauna. The villa also benefits from dual driveways & large gardens with residential plot approval. Afton House has been painstakingly modernised over the past 4 years & offers accommodation of a rare quality and versatility. Planning Permission has also been obtained to erect a villa within the grounds. The fully enclosed south facing gardens, are laid principally to lawn with an attractive stone wall & hedge border. There is a timber shed, paved patio & two driveways, one adjacent to the property & one at the southern boundary.

Full detailed planning permission has been granted for a luxury 3 bedroom detached villa (designed by Denholm Architects) at the south side of the garden. Buyers may wish to retain the extensive garden or to develop the new dwelling (or other building, subject to permission) to maximise the second driveway.

**Lower Ground** - Renovated as an entertainment space, this level could also be developed/ configured to create a self-contained annex. There is main door access at the rear, along with an internal staircase from the ground floor level. There is a large central HALL with W.C. off, DINING KITCHEN, FAMILY ROOM, SNOOKER ROOM, STORE ROOM & SAUNA.

**Ground Floor** - Principally this floor contains public rooms, but as with the whole property, offers a degree of flexibility. Main door front access to an ENTRANCE VESTIBULE & HALLWAY with W.C. off. There is a FAMILY ROOM with log-burner, LOUNGE with open fire, STUDY/BEDROOM, rear HALL & DINING KITCHEN.

**First Floor** - This bedroom level contains a large LANDING, luxury contemporary BATH-ROOM, & 4 generously sized DOUBLE BEDROOMS (one with EN-SUITE SHOWER ROOM).

**Second Floor** - This attic level master suite comprises a DOUBLE BEDROOM, notable in size, with a DRESSING AREA and large luxury EN-SUITE SHOWER ROOM.

A property full of period character & charm; beautifully presented and offered in true move-in condition, enjoying a great location within easy walking distance of the town centre. Likely to be a welcome addition and early viewing advised.





















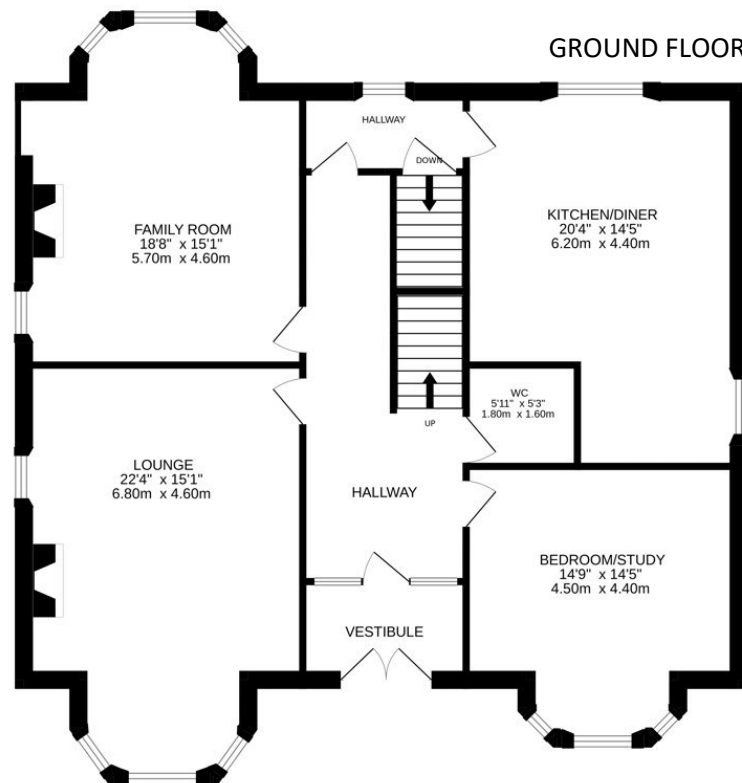
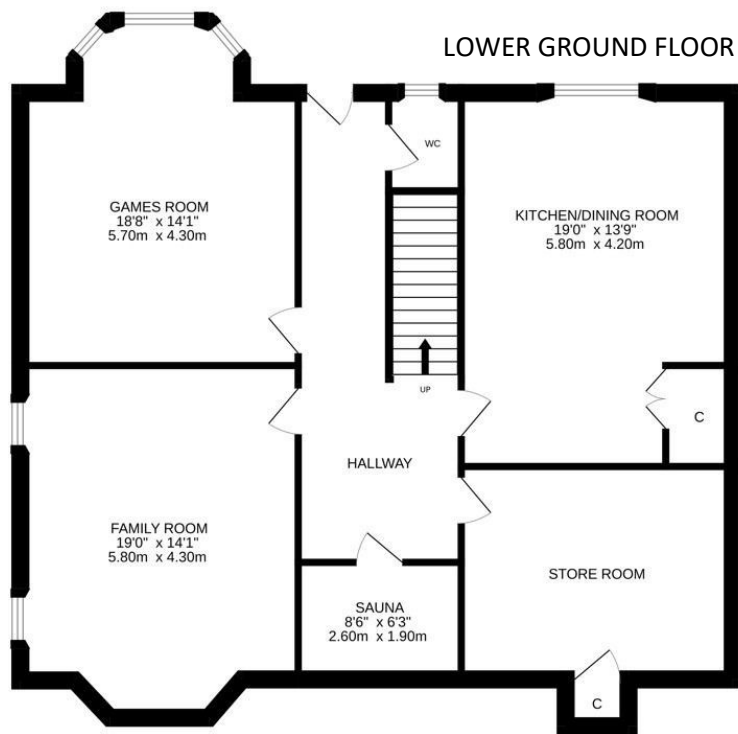




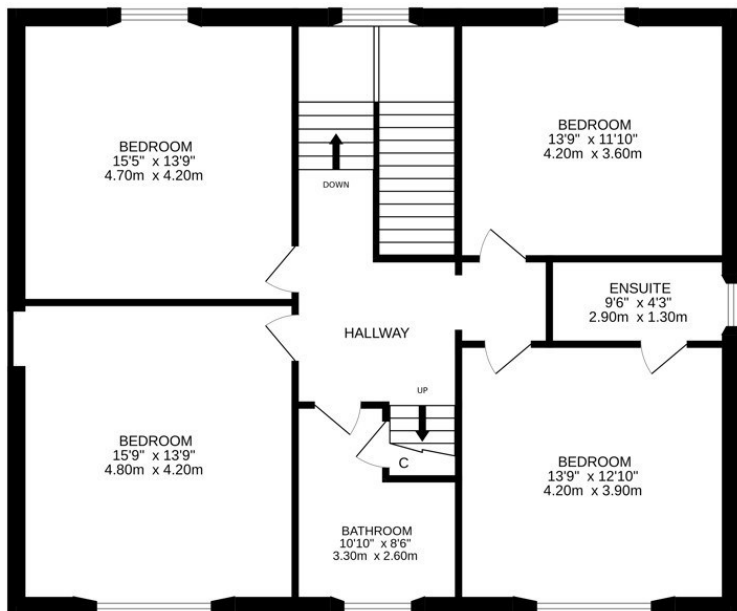








**FIRST FLOOR**



Energy Performance D Rating Council Tax Band G

Services Mains water, electric, gas and drainage. Home Report £625,000

Video Tour <https://my.matterport.com/show/?m=EBqCpGegvY8>



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.









### 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