

FLAT D, NEWSTEAD  
ANCASTER ROAD, CRIEFF, PH7 4AL



IrvingGeddes  
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Irving Geddes are delighted to offer for sale this fully refurbished two bedroom upper apartment forming part of a converted late 19th century villa. A striking 'C-listed' building located within a prime residential area, Newstead is a most handsome period home, beautifully presented and enjoying stunning views from an elevated position, with a large private landscaped garden and private parking. Enjoying an enviable location within easy walking distance of the town centre amenities, Hydro Spa Hotel, the private schooling at Ardvreck School and Morrison's Academy, with attractive parkland nearby, along with riverside strolls and woodland walks at Knock Hill.

Occupying the top floor of a four property conversion, Flat D has recently undergone a programme of works to create a most appealing and unique home. A generous layout, accessed via a private rear stairwell, comprising a split-level RECEPTION HALL with storage & study area on the lower level & large galleried DINING AREA on the main floor. The hall has solid-wood flooring which extends into the stunning triple-aspect LOUNGE with wood-burning stove, shelved press, 2 access doors, & charming dormer window recesses offering the perfect vantage points from which to sit and soak-in the south-facing panorama. The charming contemporary BREAKFASTING KITCHEN has a range of quality units, integral dishwasher & oven, inset sink, halogen hob & Smeg fridge/freezer. A UTILITY ROOM/W.C. is located off the hall & offers ample storage. There are 2 DOUBLE BEDROOMS and luxury BATHROOM with double-ended free-standing bath and walk-in shower.

A private driveway leads to the rear of the property & a private car-port space, with private store. Access to the flat is through an internal communal stairway or via external paved steps & across a shared roof terrace/patio. The elevated rear has a communal drying green and a large fully enclosed private garden laid mainly to lawn. Mature planted beds and attractive dry-stone wall border with paddock land bordering to the rear. There are two level seating areas, one with an attractive timber pergola, the other with a solid timber store/workshop/studio (power & lighting), with wonderful views across the valley.

A most charming and characterful home likely to have broad appeal.

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

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

**Video Tour** <https://my.matterport.com/show/?m=urz9kqmJqqV>

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



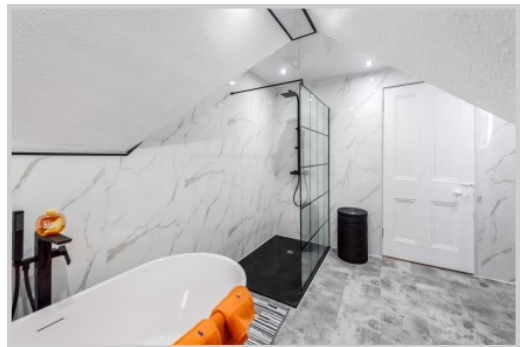






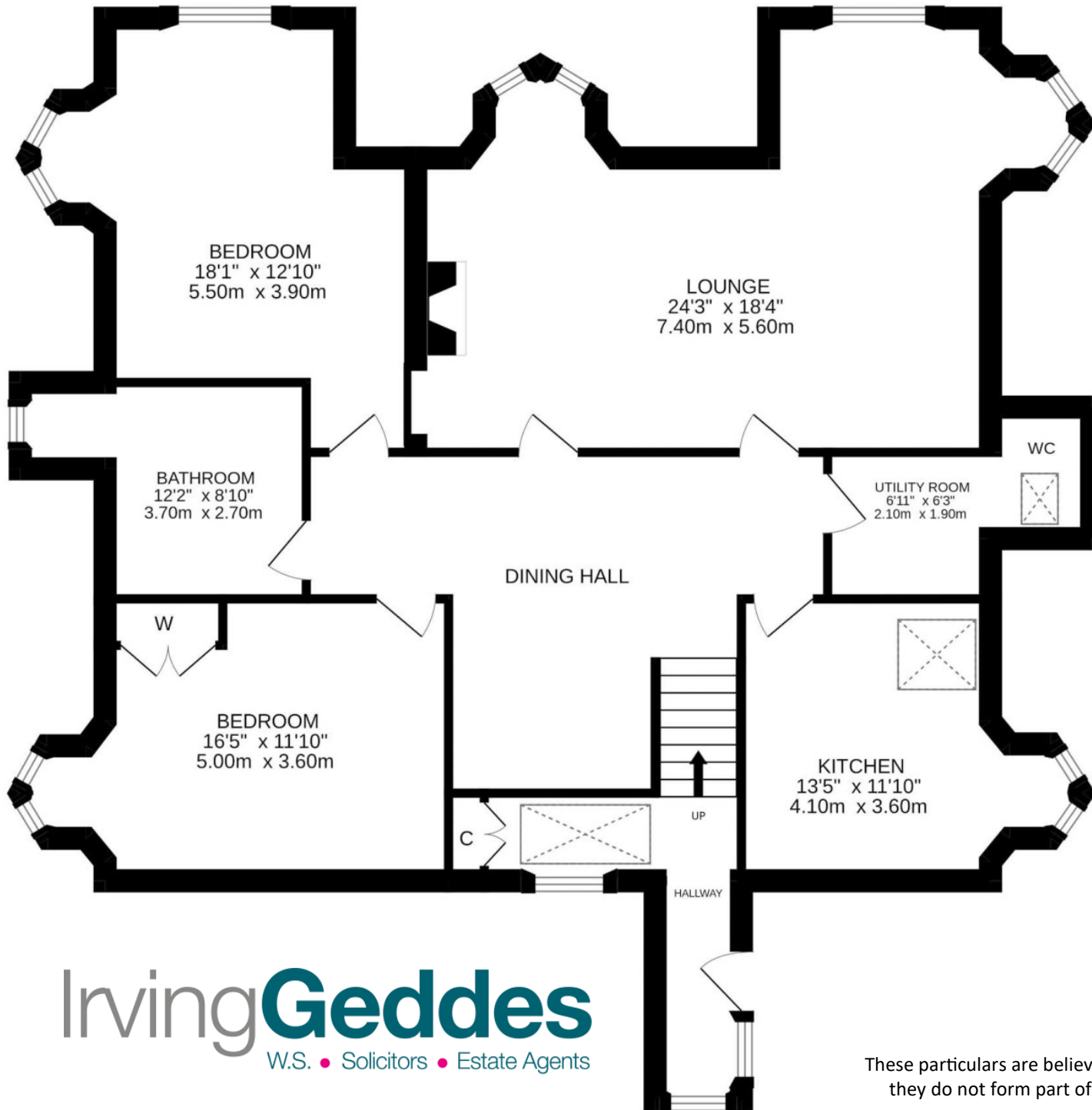












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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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