

Westways 1 Victoria Terrace, Crieff, PH7 4AA



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- Elegant Victorian Villa
- Notably generous garden grounds
- 4/5 double bedrooms
- Rich in charm and character
- Gas central heating

- Plentiful off-street parking & garage
- Highly sought-after location
- Wealth of natural light
- Presented in immaculate condition
- High degree of privacy

This eye-catching and notably light 4/5 bedroom semi-detached home is located on one of Crieff's most sought-after streets and is offered in superb condition throughout. Having recently undergone many internal improvements and landscaping works within the garden grounds, this elegant Victorian villa retains a high degree of character and is perfectly suited for family living. The property also features a wealth of off-street parking, a detached garage, a high degree of privacy within the grounds, gas central heating, a stylish kitchen with bespoke roof lantern, beautiful high ceilings, pleasant views and so much more.

On the ground floor there is an entrance vestibule with mosaic tile flooring, an impressive reception hall with stairs to the first floor, large living room with front-facing bay window, a sitting room which could also be used as a downstairs bedroom, a handy cloakroom WC, an attractive, bright kitchen fitted with plentiful base and wall units, a generous dining room, shower room, utility room and stairs leading up into a double bedroom – formerly the maid's quarters. Onto the first floor there is a bright landing, family bathroom with period rolltop bath and three very spacious double bedrooms. There is also access into a sizeable attic space which has been floored and also has lighting. Currently providing an abundance of storage space, it may also offer scope for conversion into another room.

The deceptive garden grounds are a great size and very private – making it very family friendly. Recent landscaping has aided the flow of natural light and to open the grounds completely. It features areas of lawn, some lovely seating areas and plenty of off-street parking. The detached garage is equipped with lighting, water supply and power, making it possible for the addition of EV charging points if necessary.





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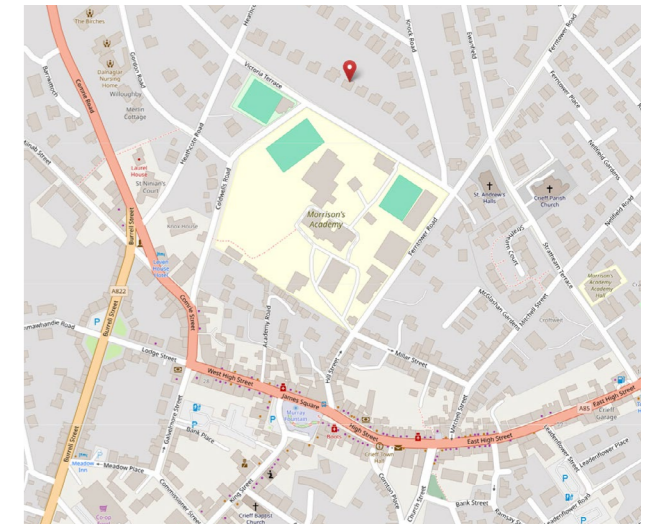


LOCATION

Westways is situated on one of Crieff's most sought-after residential streets. It is in a peaceful and leafy area but just a short walk from the centre of town. The house is ideally placed for access to the town's schools, shops, restaurants and the excellent leisure facilities at Crieff Hydro. Crieff is well known for its schools: Morrison's Academy is situated on Victoria Terrace itself, while Ardvreck Preparatory School as well as state primary and secondary schools are all within the town. Additional private schooling is nearby at Glenalmond (about 8 miles) as well as at Craigclowan, Strathallan and Kilgraston which are all in and around Perth (19 miles).

Crieff has a medical centre, a cottage hospital and dental practices as well as legal services and supermarkets. The town also has a growing range of independent and specialist retailers including delicatessens, a fishmonger, bakeries and some excellent cafés and restaurants including Glenturret Distillery and its 2 Michelin Star Lalique restaurant. In addition to leisure facilities available to members of Crieff Hydro and at the Strathearn Community Campus, there are local golf courses at Crieff, Muthill, Comrie and St Fillans. Gleneagles Hotel and Country Club is about 10 miles away and there is extensive hill walking, climbing, fishing and water sports to be enjoyed in the nearby Perthshire hills and lochs.

Perth (19 miles), Dundee (40 miles), Glasgow (47 miles) and Edinburgh (61 miles) are all within commuting distance.



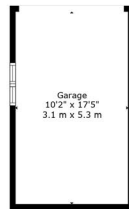
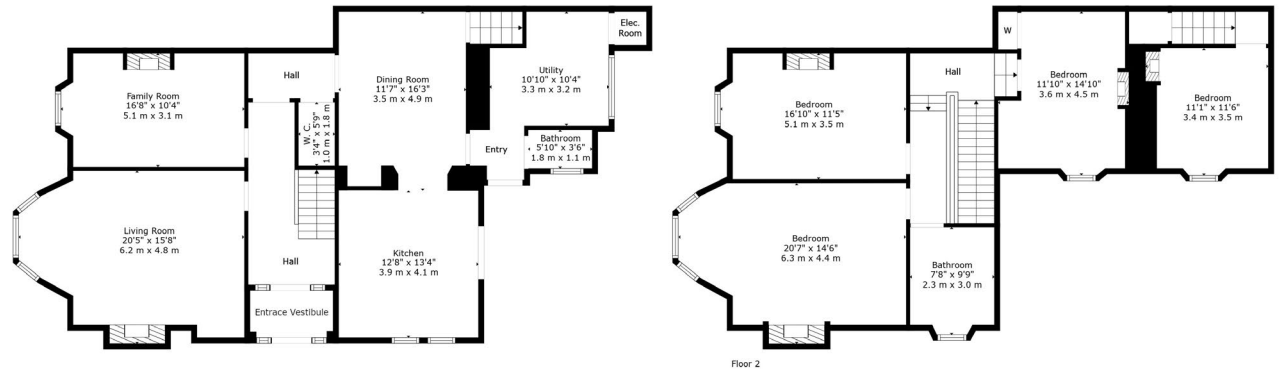


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All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



Floor 1



TOTAL: 2190 sq. ft, 203 m2
 FLOOR 1: 1198 sq. ft, 111 m2, FLOOR 2: 992 sq. ft, 92 m2
 EXCLUDED AREAS: GARAGE: 178 sq. ft, 17 m2, " ": 9 sq. ft, 1 m2, FIREPLACE: 20 sq. ft, 2 m2
 All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>