

The Vennel, 67 East High St

CRIEFF, PERTSHIRE, PH7 3JA



Substantial six-bedroom four-bathroom townhouse



01738 500 655



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this exceptional and rarely available townhouse, located in the very heart of Crieff. Offering a unique blend of generous internal space and prime location, this substantial property represents an outstanding investment opportunity, particularly well-suited to those seeking a high-yield rental asset or flexible family accommodation. Positioned prominently on Crieff's bustling High Street, the townhouse benefits from excellent local amenities and public transport links, with convenient public parking situated nearby. Offered to the market with no onward chain, this sale promises a straightforward and speedy transaction for the right buyer.

THE LOUNGE



Upon entering the property through the main door, you are welcomed by a spacious hallway that gives access to the principal levels of the home. A cloakroom, currently not in use, provides additional storage or conversion potential. The front-facing living room enjoys a bright outlook and flows effortlessly through sliding doors into a well-proportioned dining area, ideal for entertaining or everyday family life.

THE DINING ROOM



THE KITCHEN



At the rear of the property lies a modern fitted kitchen, complete with integrated appliances and ample space for additional freestanding units.





Ascending to the first floor, the accommodation comprises three well-sized bedrooms, including a spacious master with an en-suite shower room, and two further double bedrooms that also benefit from en-suite facilities.

BEDROOM 1



BEDROOM 2



BEDROOM 3



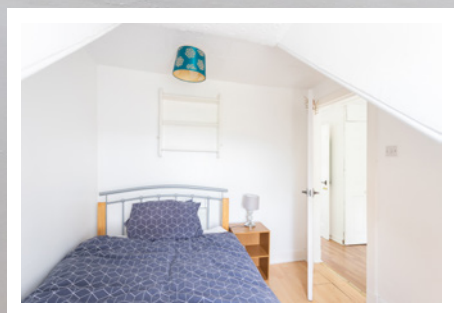


The top floor hosts three further generous bedrooms, offering remarkable versatility for a range of uses, from additional guest rooms to study spaces or further lettable rooms. This level also includes a family bathroom and useful built-in storage cupboards.

THE BATHROOM



BEDROOMS 4 & 5



BEDROOM 6



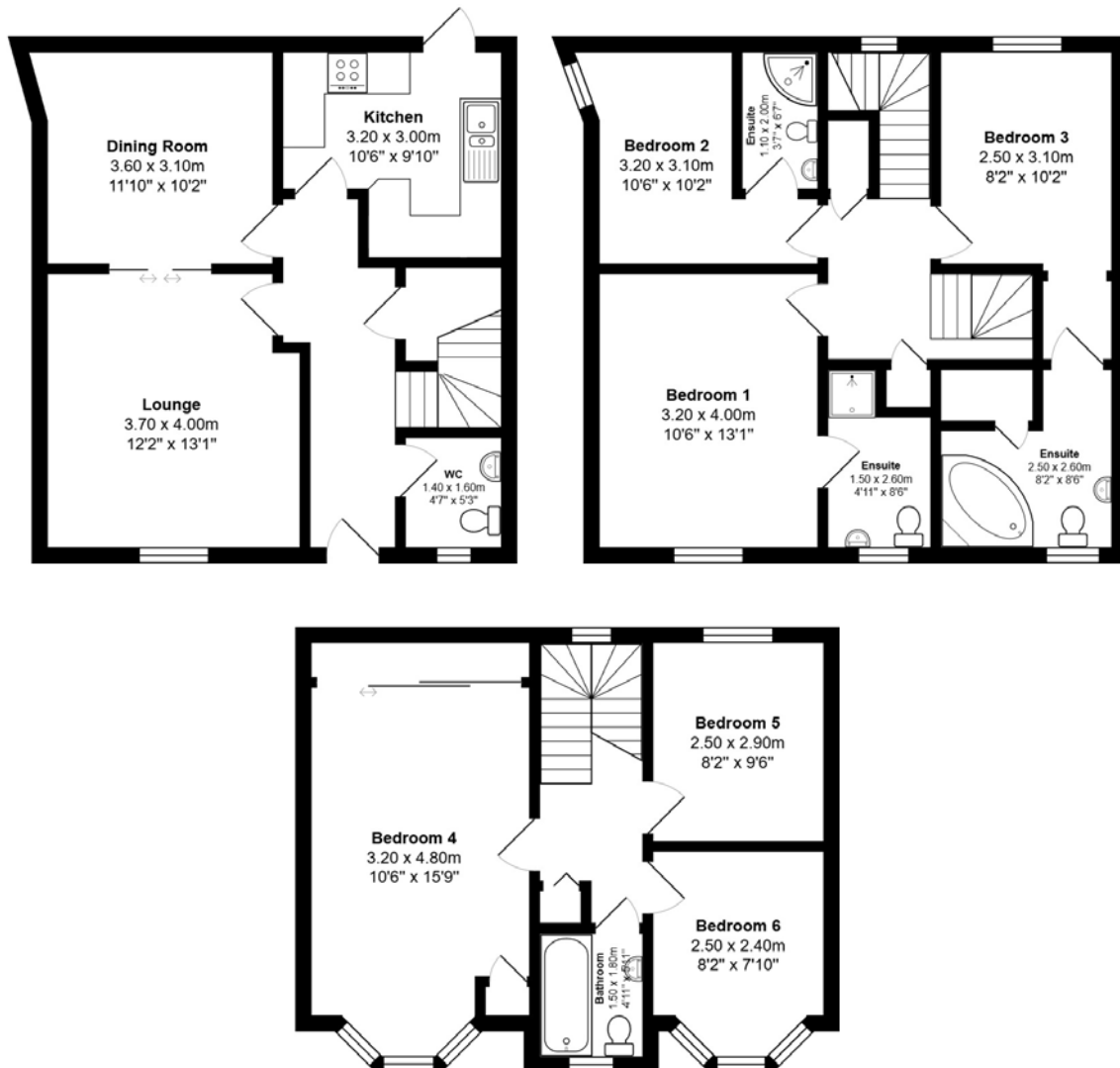
In total, the property boasts six bedrooms, four bathrooms, and a cloakroom, providing extensive living space across three levels. A door from the kitchen leads out to a charming, L-shaped courtyard garden, a rare and valuable feature for a property so centrally located. Whether utilised as student accommodation, a holiday rental, or a large family home, this townhouse offers incredible scope and flexibility.

Early viewing is highly recommended to appreciate the size, location, and potential this superb property has to offer.

EXTERNALS & VIEWS

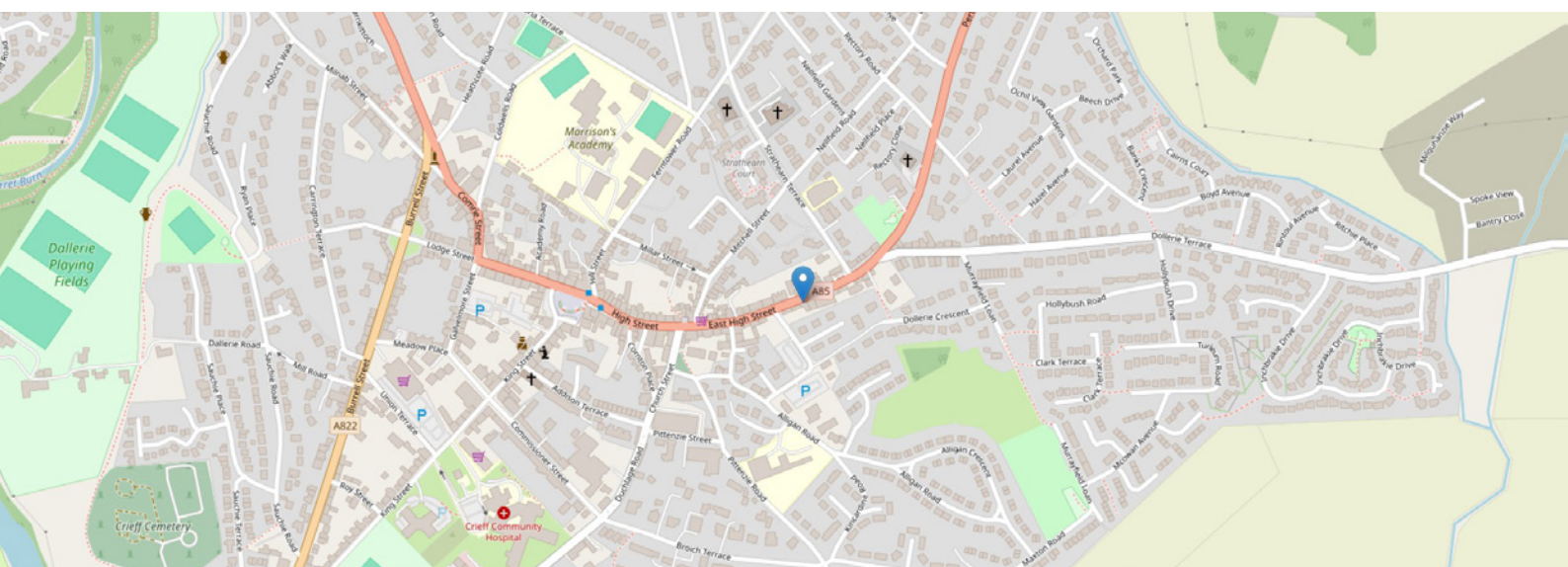


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 141m² | EPC Rating: D



THE LOCATION

Crieff, nestled in the picturesque heart of Perthshire, is a charming and historic market town that beautifully combines natural beauty with a strong sense of community. Surrounded by rolling hills, lush countryside, and breathtaking views, Crieff offers a truly idyllic setting for both residents and visitors alike. Renowned for its rich heritage and welcoming atmosphere, Crieff has long been a popular destination for those seeking a peaceful yet well-connected lifestyle. The town is steeped in history, once serving as a traditional cattle-droving centre, and this legacy is still visible today in its architecture and landmarks. The iconic Crieff Hydro, a grand Victorian spa hotel, is a local landmark that continues to attract tourists year-round.





Crieff boasts a vibrant town centre with an excellent selection of independent shops, cafés, restaurants, and essential amenities. Local schools, both primary and secondary, enjoy strong reputations, and the town is well served by health and recreational facilities, making it particularly appealing for families.

Outdoor enthusiasts are well catered for, with easy access to a wide range of walking and cycling routes, including the nearby MacRosty Park and the stunning paths through Glen Turret and the surrounding hills. The nearby Glenturret Distillery, Scotland's oldest working distillery, adds another layer of interest to the area and reflects Crieff's long-standing connection to Scottish culture and craftsmanship.

Despite its tranquil setting, Crieff is conveniently located for commuters, with easy road links to Perth, Stirling, and beyond, making it an ideal base for those looking to enjoy rural living without sacrificing connectivity.

Overall, Crieff offers a wonderful blend of traditional charm, natural beauty, and modern convenience—a truly special place to call home or invest in.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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