

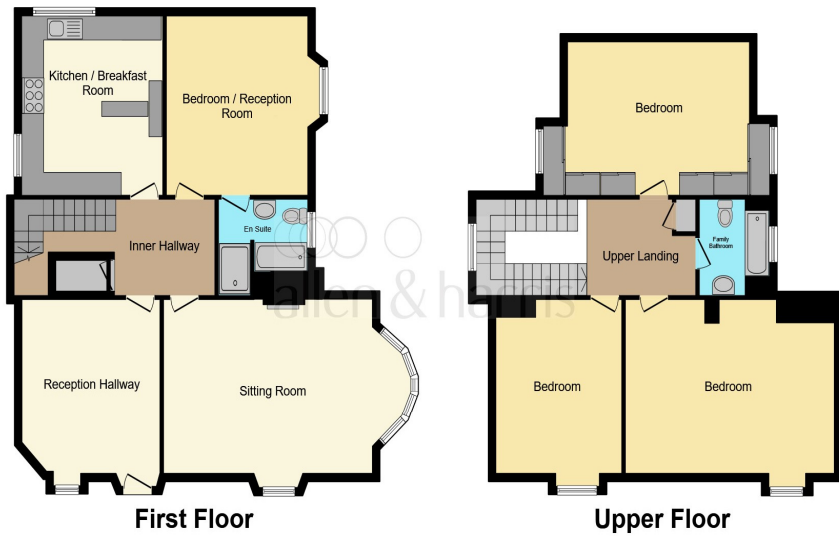


**Ferntower Road, Crieff, PH7 3DH**

welcome to

## Ferntower Road, Crieff

Introducing this impressive upper conversion which offers a wonderful subtle blend of fine traditional features & modern sophisticated living. The property also allows for an expansive & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this delightful property has to offer.



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This beautiful home, which dates back circa 1900, is nestled within a notably envious position in the ever-popular market town of Crieff. The property tastefully combines a wealth of original character features with modern touches, to create an exquisite family home which offers flexible accommodation & is certainly more in keeping with today's lifestyle requirements.

Not only would the next prospective owner be purchasing a home of noteworthy distinction, but they would also be acquiring a significant & charming property set within the town. Internally the property boasts accommodation which is set over 2 levels & initially consists of a Reception Hallway, which in turn leads into a beautiful inner Hallway with a staircase leading to the upper level. Immediately drawing you in, is the elegant Sitting Room, with windows to dual aspects allowing light to flourish into the room; this truly is the sociable hub of the home & this stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day. Retracing our steps back to the inner Hallway we then move into the eye-catching Kitchen/Breakfast room; the contemporary design with breakfast bar, makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units & fitted worktops, the Kitchen provides space, convenience & ample storage. Next, we gravitate to the well-proportioned Family Room; however, this room could also be adapted to alternative usage(such as a further Bedroom or Home Office) depending on your lifestyle needs & due to the substantial living accommodation on offer throughout the home – there is also convenient access from this room to a modern 4 piece Bathroom, which comprises of a bath, separate shower cubicle, WC & wash hand basin.

Ascend the staircase to the to gain access to the upper floor living accommodation; this consists of 3 Bedrooms, with the Principal Bedroom benefiting from an array of in-built storage. Completing the accommodation on this floor is a Family Bathroom comprising of a bath, WC & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor & the property skilfully encapsulates the charm of a traditional property, with a modern twist & versatility which current lifestyles desire. There is a good range of in-built storage space to be found throughout the home & the property also benefits from a private walled garden, which the owners have resourcefully landscaped, making an ideal outside space to enjoy & perfect for alfresco dining. There is also convenient off-road parking available.

Crieff is well equipped with a range of local day-to-day amenities & restaurants including the two Michelin-starred Lalique restaurant at the Glenturret Distillery. There is also the well renown Crieff Hydro & popular golf courses at Crieff, Muthill, Comrie & St Fillans, plus the Gleneagles Hotel & Country Club approx. 10 miles away. For the outdoor enthusiast there are extensive hill walking, climbing, fishing & water sports to be enjoyed in the nearby Perthshire hills & lochs. Crieff is well equipped for schooling with Morrison's Academy situated on Ferntower Road & Ardvreck Preparatory School on Gwydyr Road. Convenient motorway access also provides handy commuting for Edinburgh, Stirling & Glasgow.



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## 1st Floor

### **Reception Hallway**

15' 7" max x 12' 5" max ( 4.75m max x 3.78m max )

### **Inner Hallway**

### **Sitting Room**

22' 3" max x 14' 2" max ( 6.78m max x 4.32m max )

### **Kitchen / Breakfast Room**

14' 7" max x 12' 6" max ( 4.45m max x 3.81m max )

### **Bedroom / Reception Room**

14' 7" max x 13' 8" max ( 4.45m max x 4.17m max )

## **En Suite**

## Upper Floor

### **Bedroom**

16' 4" max x 11' max ( 4.98m max x 3.35m max )

### **Bedroom**

17' max x 13' 3" max ( 5.18m max x 4.04m max )

### **Bedroom**

13' 3" max x 11' 5" max ( 4.04m max x 3.48m max )

## **Family Bathroom**



welcome to

## Ferntower Road, Crieff

- Stunning upper conversion
- Expansive & versatile living accommodation, with a wealth of character features
- 4 Bedrooms
- Elegant Sitting Room
- Stylish Kitchen/Breakfast Room

Tenure: Freehold EPC Rating: D

offers over

**£340,000**



Please note the marker reflects the postcode not the actual property

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