

LOWER FAIRMOUNT
COMRIE ROAD, CRIEFF, PH7 4BJ



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Irving Geddes are delighted to offer for sale this beautifully presented two bedroom apartment forming the ground floor of a handsome semi-detached period villa, set within a prime residential area of Crieff. An impressive home of real character, benefiting from private gardens and off-street parking. The layout comprises; VESTIBULE, HALL with storage, stunning LOUNGE with bay window, shelved recess, feature fireplace, and ornate cornice/ceiling rose, DINING/FAMILY ROOM with log-burning stove and door to front, attractive modern fitted KITCHEN with walk-in utility cupboard and door to rear garden, TWO DOUBLE BEDROOMS and SHOWER ROOM.

There is a private driveway from Gordon Road, shared with the upper flat, providing a private parking space at the rear. A private fully-enclosed rear courtyard garden is laid to paving. The private south-facing front garden is notable in size and comprises a large paved patio, ideal for entertaining or relaxing and enjoying the sun. There are areas of lawn & mature planting/trees. A gravel path provides pedestrian access onto Comrie Road and a short walk into the town centre or the beautiful MacRosty Park.

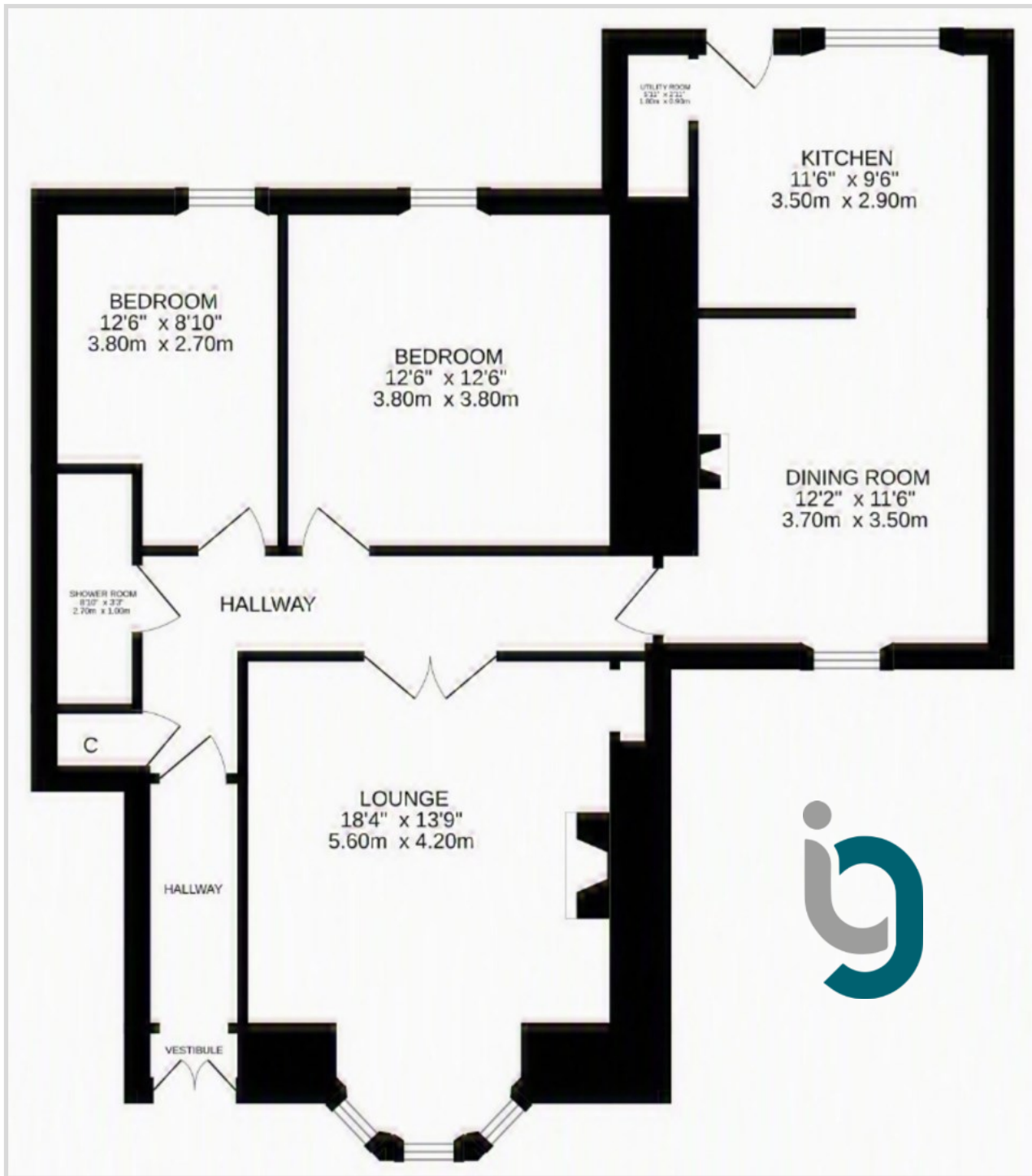
A property likely to have broad appeal, Lower Fairmount is presented in true move-in condition and is a fine blend of period charm and modern finishing.











Energy Performance D Rating Council Tax Band E

Services Mains water, electric, gas and drainage.

Heating Gas central Windows Fully double glazed

Video Tour

<https://my.matterport.com/show/?m=kSjM9PdAExM>





Crieff
25 West High Street, PH7 4AU
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Comrie
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Tel: 01764 670325

Aberfeldy
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