

STRONACHLACHAR HOUSE

MILNAB TERRACE, CRIEFF, PH17 4ED





STRONACHLACHAR IS A BEAUTIFUL FOUR BEDROOM PERIOD VILLA WITH A STUNNING SOUTH FACING ASPECT, SET IN APPROX. 1 ACRE GROUNDS ENJOYING DIRECT ACCESS TO MACROSTY PARK, COMPLETE WITH A TWO BEDROOM COTTAGE TO THE REAR.



STRONACHLACHAR HOUSE, MILNAB TERRACE, CRIEFF, PH7 4ED

We are delighted to offer for sale this charming 4 bedroom period villa enjoying a private and very quiet location, yet centrally located in the ever popular Perthshire town of Crieff. The substantial extended property enjoys an elevated setting on a private 'no-through' road, and boasts a c.1acre garden & beautiful 2 bedroom detached cottage to the rear.

The spacious accommodation comprises on the ground floor; HALLWAY, 26ft LOUNGE with log-burner, DINING ROOM with double doors to DINING KITCHEN with door to rear, rear HALL with external door, UTILITY ROOM & SHOWER ROOM. There are 3 DOUBLE BEDROOMS (MASTER EN-SUITE BATHROOM), SINGLE BEDROOM/STUDY and FAMILY SHOWER ROOM on the upper floor. The loft space has ladder access & is fully insulated & boarded, with 2 Velux windows. The property is fully double glazed and warmed by gas-fired central heating.

The extensive grounds are fully enclosed and have private gated access to the beautiful MacRosty Park. With formal landscaping and boasting an orchard, the garden also has a woodland area, large lawn, and provides magnificent colours in spring & early summer (rhododendron, azaleas, camelias, magnolia & wisteria), with hundreds of spring bulbs including tulips and swathes of bluebells. There is off-street parking along the front and a two spaces driveway. The attached garage is currently used as storage, and a stone-built store lies to the rear, adjoining the cottage.

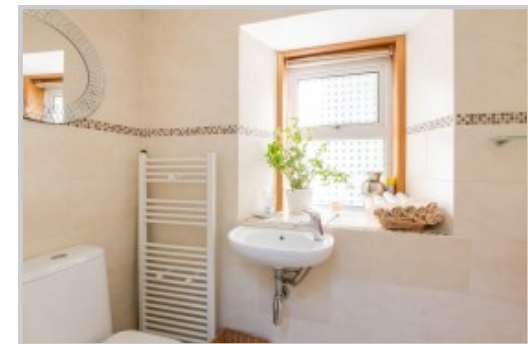
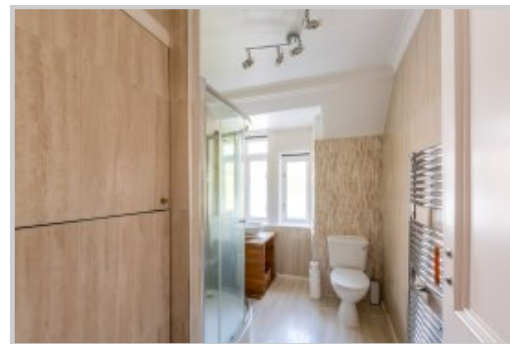
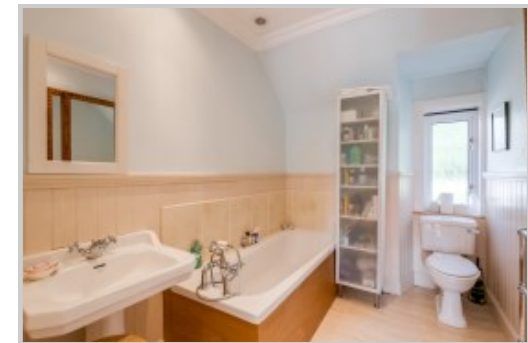
A property full of period character & charm, beautifully presented & well maintained, offered in true move-in condition. Re-roofed in 2016, external woodwork refurbished/repainted in 2024. The property has oak flooring throughout, with under-tile heating in the kitchen and utility. Stronachlachar enjoys a prime location with adjacent parkland and is within easy walking distance of the town centre, with a pleasant 10 min stroll to Advreck & Morrisons schools through Macrosty Park. A rare opportunity to purchase a handsome family home with ancillary accommodation. Likely to be a welcome addition to the market and early viewing advised.













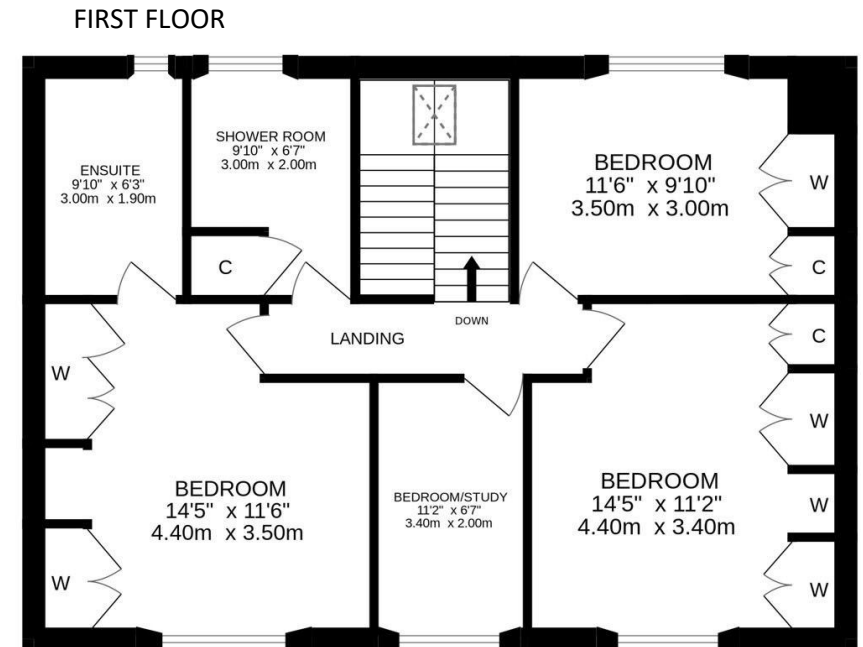
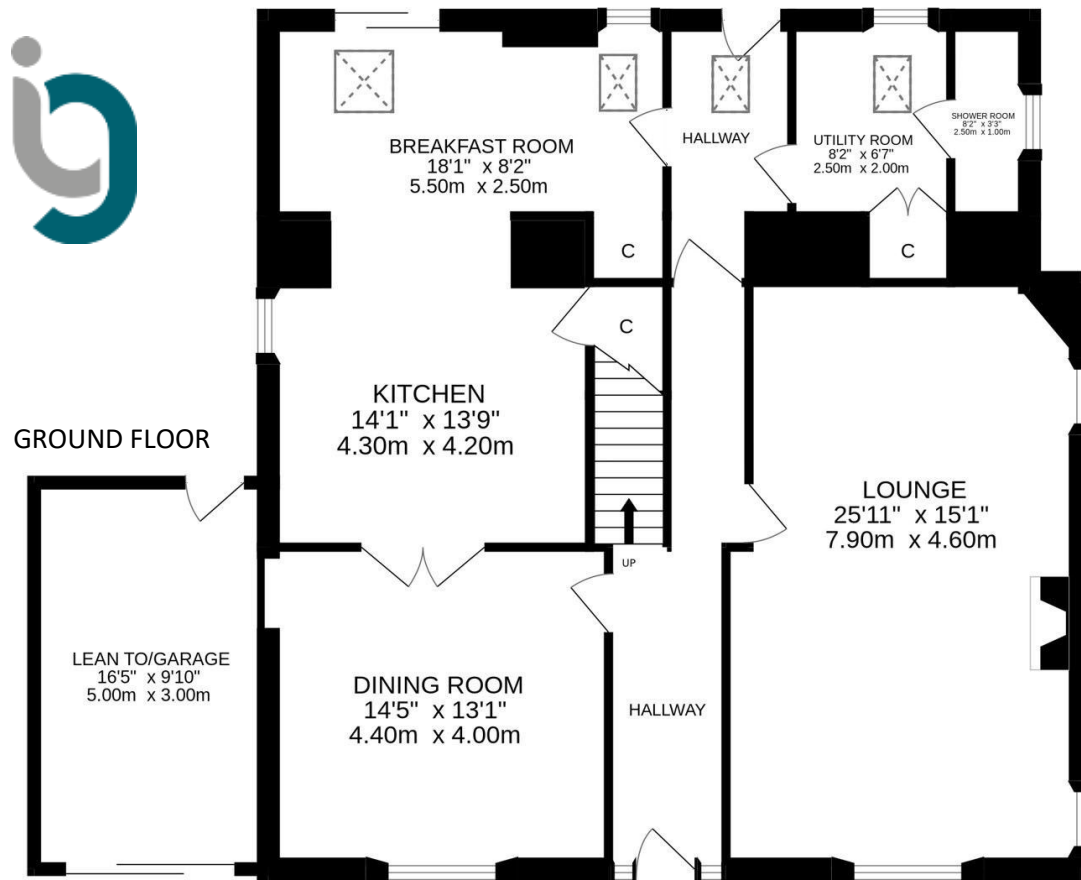




Energy Performance D Rating Council Tax Band G

Services Mains water, electric, gas and drainage.

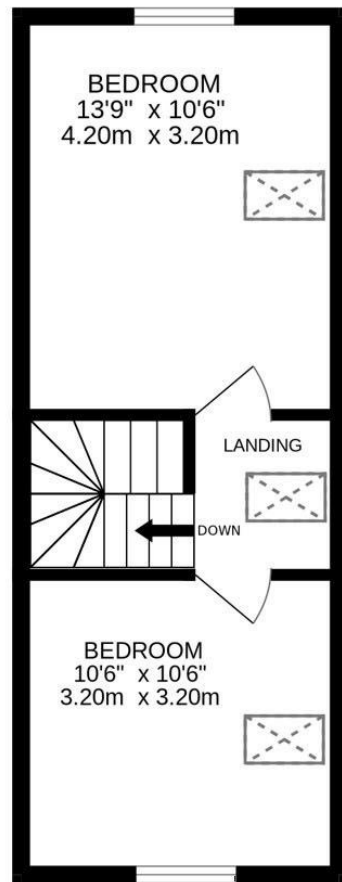
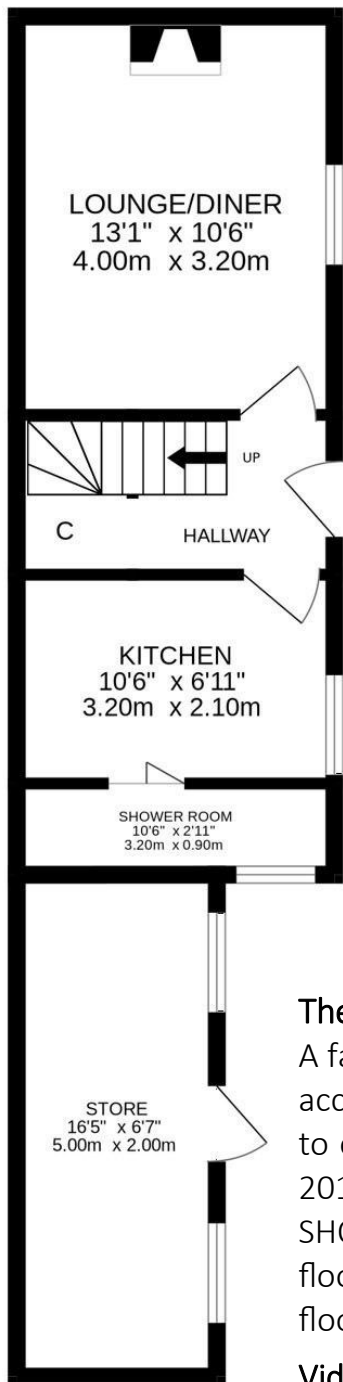
Video Tour <https://my.matterport.com/show/?m=T5nzQZ5AVPS>



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.

CLIENT PHOTOS





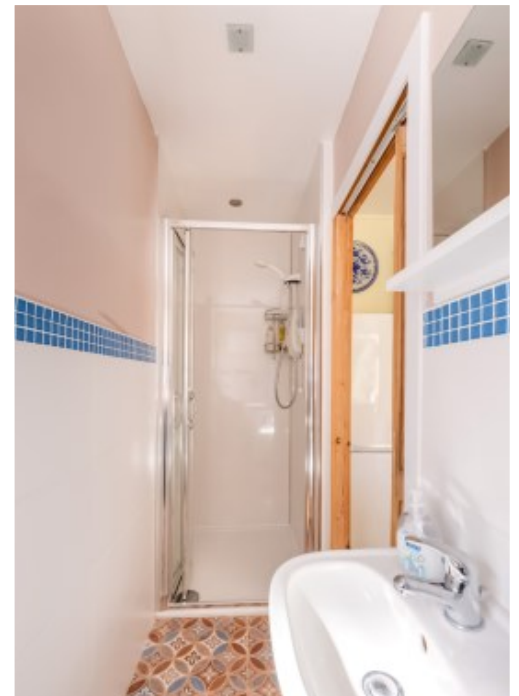
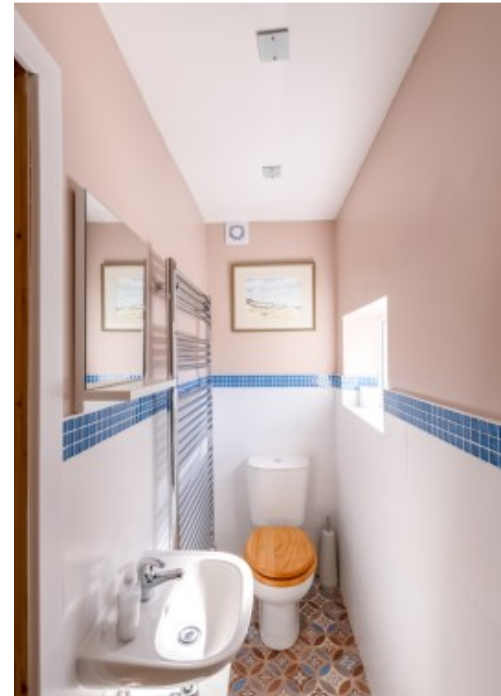
The Cottage

A fantastic addition to the main property provides hugely useful accommodation for visiting family or as letting income (subject to obtaining necessary permissions). Completely refurbished in 2014, including the roof, the cottage comprises a KITCHEN, SHOWER ROOM and LOUNGE with log-burner on the ground floor & TWO DOUBLE BEDROOMS on the upper level. Kardean flooring throughout, double-glazed and electric heating.

Video Tour <https://my.matterport.com/show/?m=hRYuXaazQ9u>









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