

STRONVEY
HOPE PLACE, CRIEFF, PH7 3DL



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We are delighted to offer for sale this spacious three bedroom detached home, enjoying an elevated south facing aspect and located within a prime, sought-after conservation area of Crieff. Stronvey is at the head of a peaceful cul-de-sac and benefits from lovely panoramic views across Crieff to open countryside beyond. Internally the property is well appointed and presented in true move-in condition.

Set over two floors, the layout comprising on the ground floor; ENTRANCE VESTIBULE, RECEPTION HALLWAY with under-stair storage, LOUNGE with sun room located to the side, DINING ROOM, KITCHEN with induction hob, oven, microwave & handy store room with door leading to the garden, DOUBLE BEDROOM with bespoke fitted wardrobes & BATHROOM. The upper floor comprising; further two DOUBLE BEDROOMS and substantial eaves storage.

To the front is a well maintained south facing garden boasting mature planting and flower beds. The rear garden is gated at both sides and boundaries are formed by mature hedging, stone walls and timber fencing. There is an additional gate giving direct access into Crieff Golf Club grounds. The rear garden is laid to lawn with mature planting and flower borders. A tarmac driveway leads to a detached garage with power and light. A small storage area is located underneath the property.

Stronvey is a charming home & one likely to be a welcome addition to the market. Enjoying an enviable location, within walking distance of Crieff Golf Club, Crieff town centre, Crieff Hydro Spa Hotel & private schooling at Morrison's Academy. Early viewing is advised.

Energy Performance C (73) Council Tax Band F

3D Tour: <https://my.matterport.com/show/?m=XF8DTHFVCBe>

Viewing Strictly by appointment through Irving Geddes.

IrvingGeddes
W.S. • Solicitors • Estate Agents







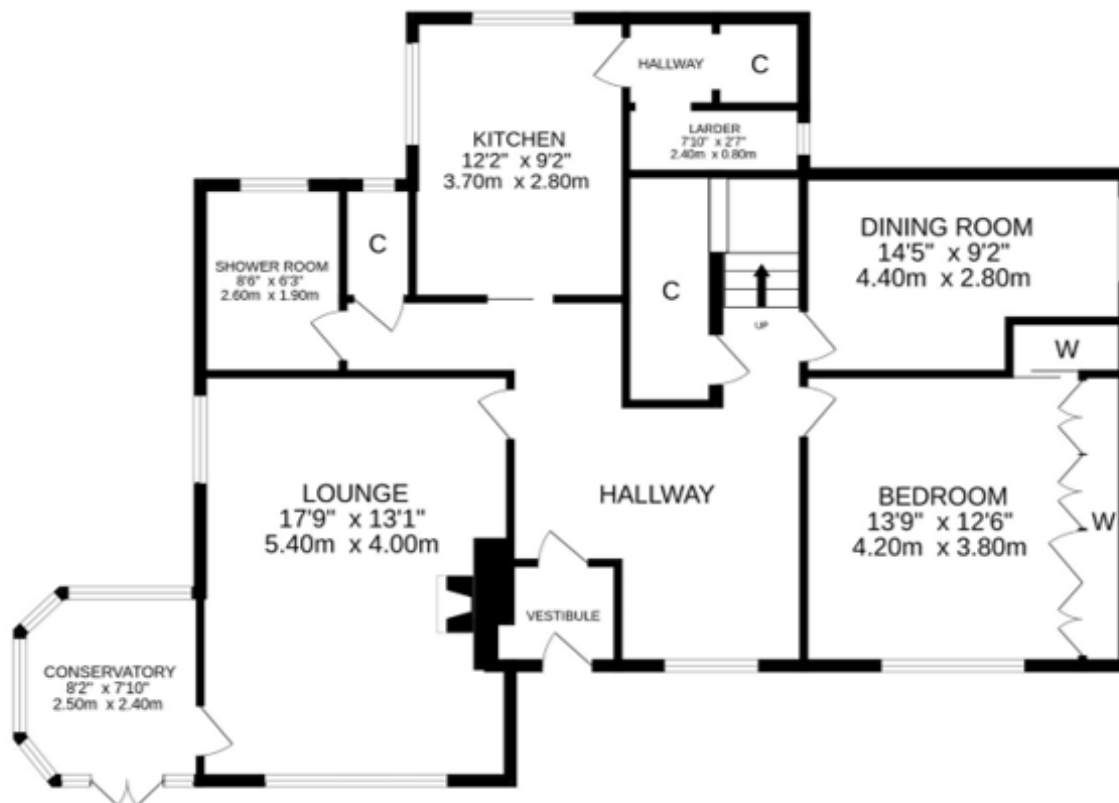




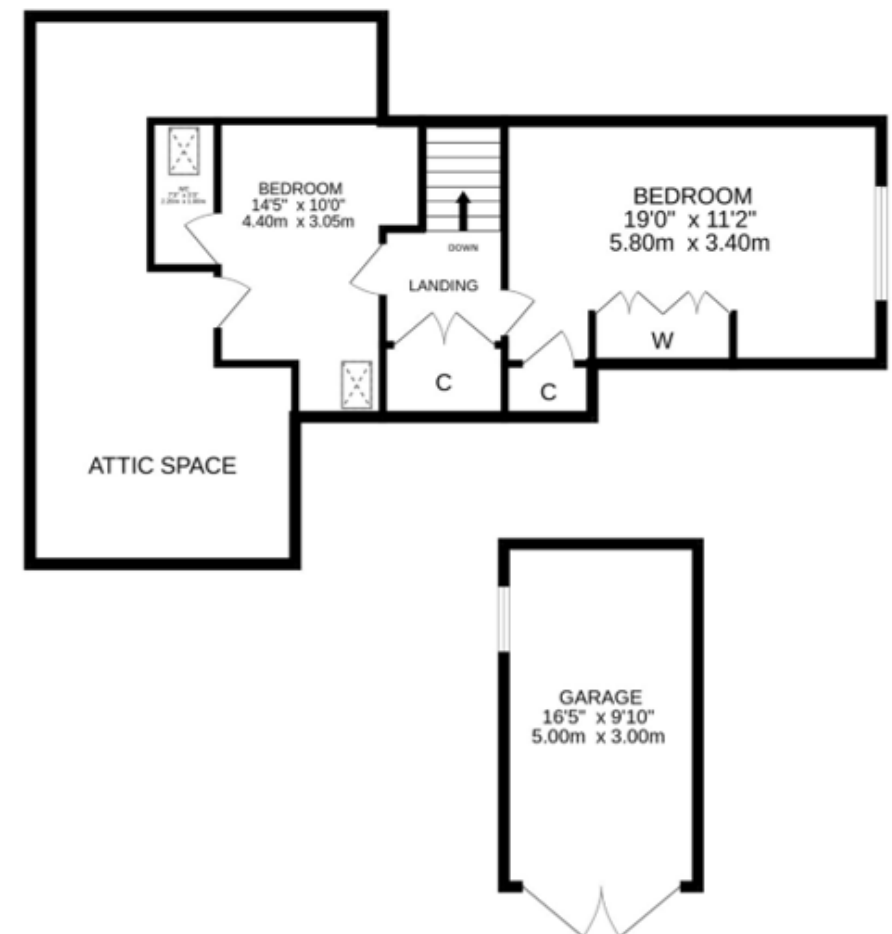




GROUND FLOOR



1ST FLOOR



Directions

Leaving Crieff on the A85 Perth Road before the entrance to Crieff Golf Club, turn left onto Connaught Terrace and first right into Hope Place. The property is located directly in front at the top of the cul-de-sac.



Irving Geddes
W.S. • Solicitors • Estate Agents

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.



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