



## CHAPELHILL

14 DRUMMOND TERRACE, CRIEFF. PH7 4AF

IrvingGeddes  
W.S. • Solicitors • Estate Agents



## CHAPELHILL, DRUMMOND TERRACE, CRIEFF, PH7 4AF

Irving Geddes are delighted to offer for sale this excellent 4/5 bedroom semi-detached period property located within a prime residential area of Crieff. Beautifully presented and retaining considerable period charm, the property offers spacious and flexible accommodation throughout.

Chapelhill is set over two floors and comprises on the ground floor; VESTIBULE, HALL with storage, stunning LOUNGE with large bay and log-burning stove, FAMILY ROOM currently being utilised as a bedroom, beautiful bespoke fitted DINING KITCHEN with central island and log-burner, large UTILITY ROOM with SHOWER ROOM off. An attractive stairwell leads to a mid landing, BATHROOM and DOUBLE BEDROOM. The upper landing has a single BEDROOM/STUDY and two further DOUBLE BEDROOMS, the master with large bay window and a most attractive outlook.

The property benefits from a large fully enclosed south facing garden. There is a single garage at the rear with adjoining store & unrestricted on-street parking. Gravel steps with timber sleepers lead down the side of the property to a large gravel area at the front and an expanse of lawn. There is mature planting throughout, a decked patio and timber shed, the garden bordered by mature hedging & stone wall. There is modern double glazing windows, supplied by Sturrocks, and is warmed by gas central heating.

Chapelhill is property of full of period character and charm, and offered in move-in condition. A property enjoying an enviable location, being within walking distance of the town centre, Crieff Hydro Spa Hotel and private schooling at Morrison's Academy. Likely to be a very welcome addition to the market.

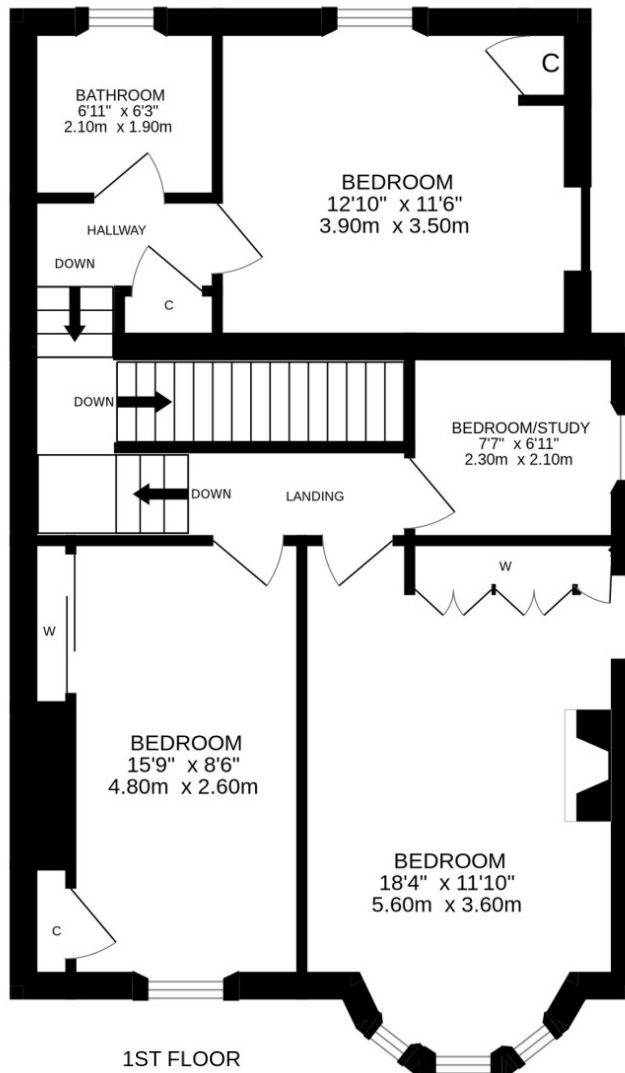
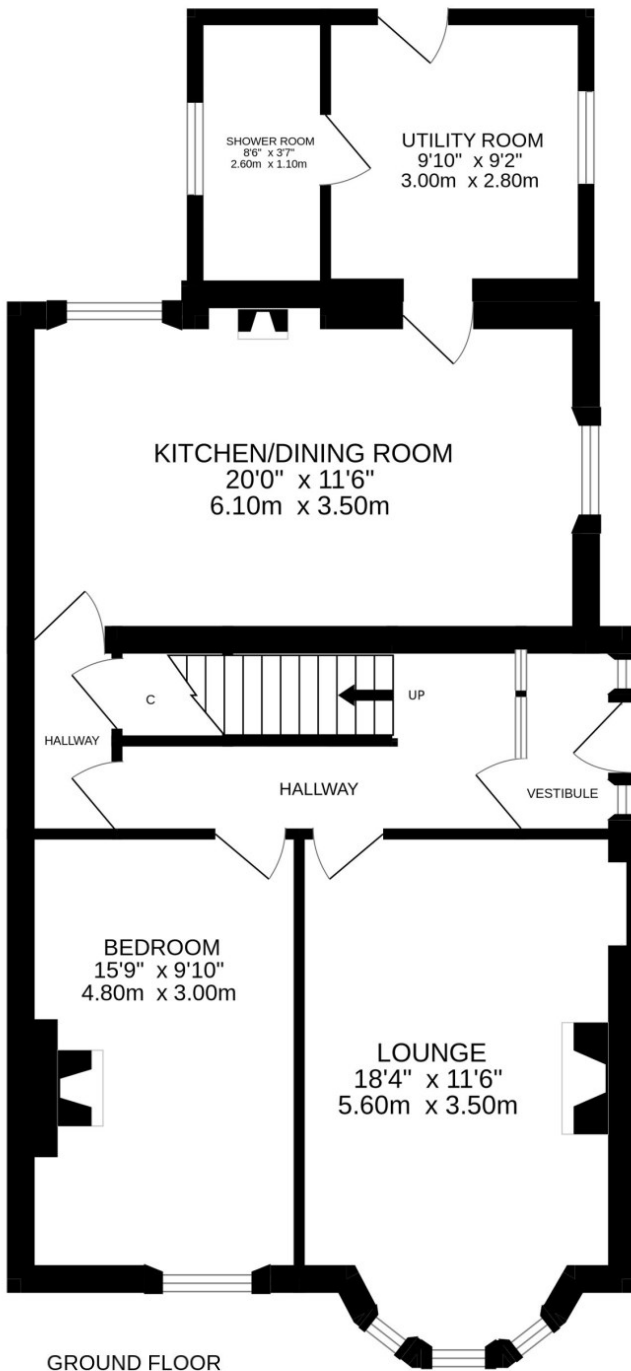












Energy Performance D Rating Council Tax Band F

Services Mains water, electric, gas and drainage.

Video Tour <https://my.matterport.com/show/?m=6PuC4H3rK5F>

Viewing Strictly by appointment through Irving Geddes.







**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722