



IrvingGeddes  
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FOINAVEN, PERTH ROAD, CRIEFF, PH7 3EQ



## FOINAVEN, PERTH ROAD, CRIEFF, PH7 3EQ

Irving Geddes are delighted to offer for sale this spacious, beautifully presented five bedroom semi-detached period villa occupying a central position within the ever popular Perthshire town of Crieff. A most impressive family home of real character, recently upgraded & offering versatile accommodation over two floors. The ground floor comprises; PORCH, HALLWAY, LOUNGE, SITTING ROOM, DINING ROOM, W.C., and stunning BREAKFASTING KITCHEN. Off the rear hall there are stairs to the former maid's room, now a 5th BEDROOM with EN-SUITE SHOWER ROOM. On the upper floor the LANDING is flooded with natural light from a large skylight & has a storage cupboard. There are a further 4 DOUBLE BEDROOMS and luxury FAMILY BATHROOM on the upper floor. The property benefits from a spacious, partially floored attic with generous ceiling height power and lighting, accessed via a pull-down ladder in the bathroom. Subject to obtaining necessary permissions, there is ample potential for attic development, providing additional rooms.

There is an area of private off-street parking adjacent to a large integral garage (with power & lighting) & store room to one side. There is an attractive paved sun terrace in the fully-enclosed front garden with tiered planted beds and gravel path leading to good sized lawn. There are a further 2 paved patios, one with timber shed and the other with a timber summerhouse.

A most handsome period property of much appeal, with ornate cornice/ceiling rose, wood-burning stoves, original doors, balustrade, fire surrounds & boasting stunning panoramic views. Foinaven will undoubtedly be a most welcome addition to the market, a particularly fine family home enjoying a central location and within walking distance of the town centre, Hydro Spa Hotel, Morrison's Academy, Ardvreck Prep school & the woodland walks of Knock hill.























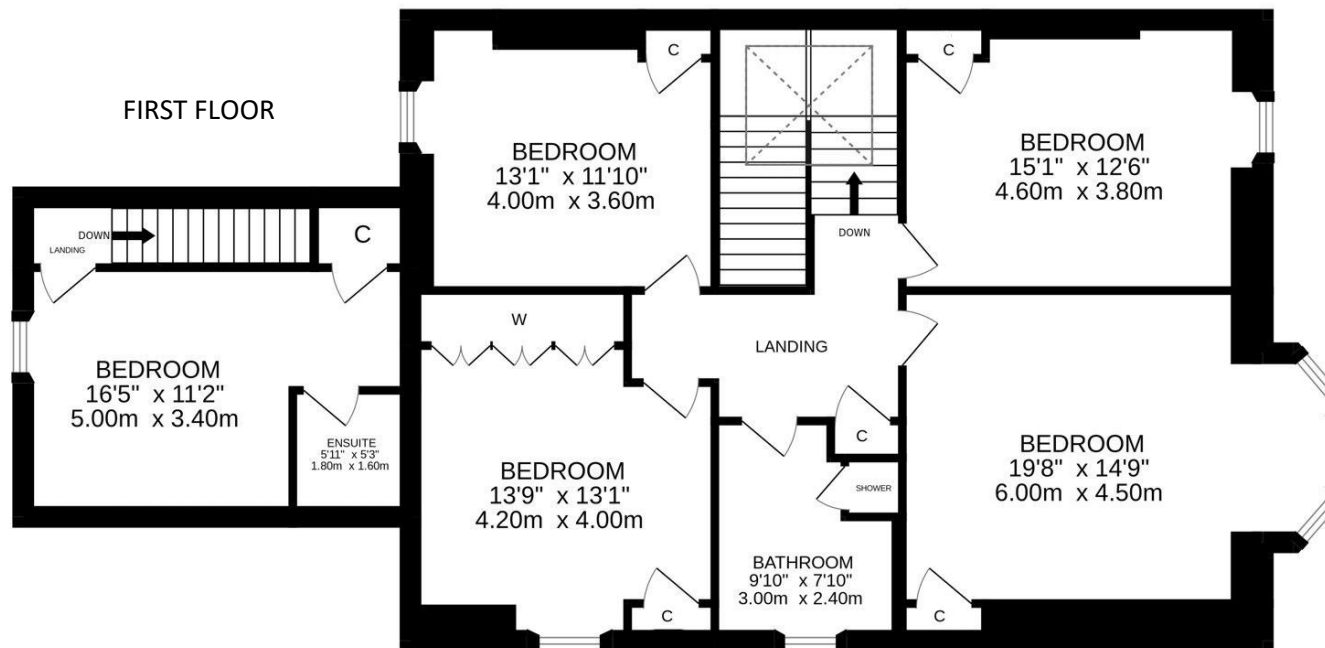
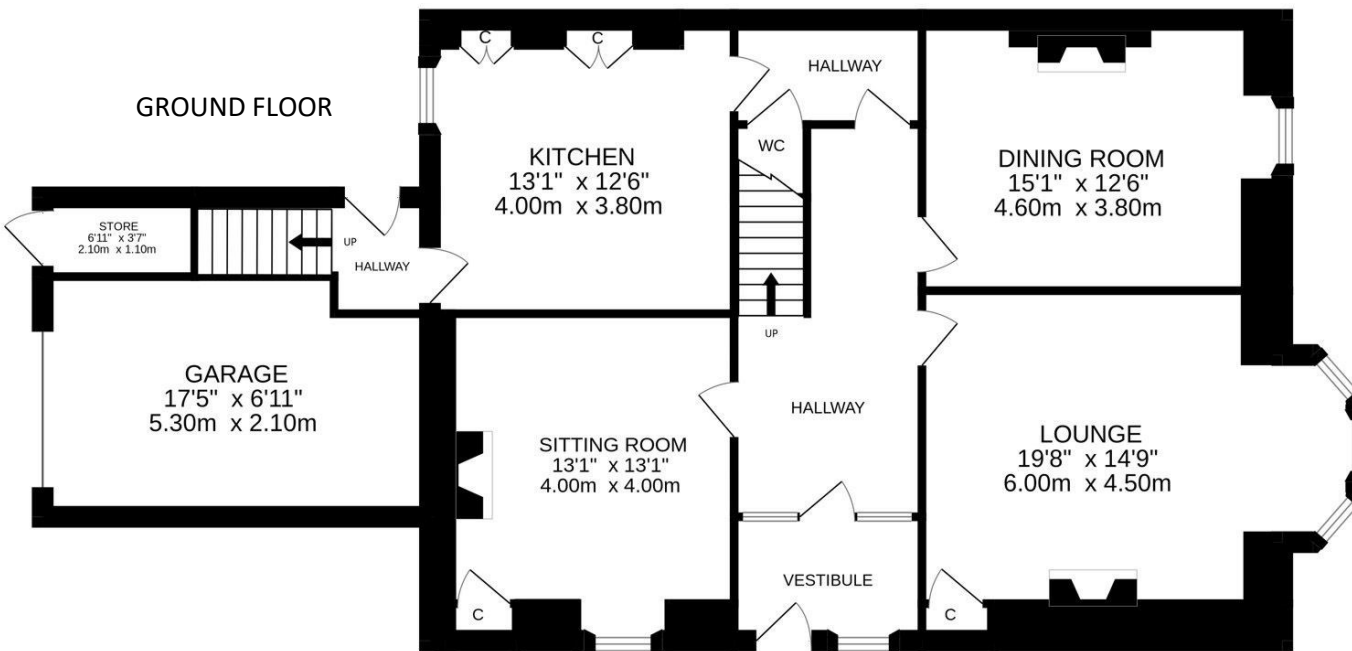






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Energy Performance D Rating

Council Tax Band G

Services Mains water, electric, gas and drainage.

Video Tour

<https://my.matterport.com/show/?m=B6yYuqoaYyL>

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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