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Large Upper Flat

Four Bedrooms

Two Public Rooms

Dining Kitchen

Private Garden

Stunning Views

Upper Flat, Southpark, 26 Drummond Terrace
Crieff PH7 4AF

Fixed Price £195,000

Home Report Value £225,000



Upper Flat, Southpark, 26 Drummond Terrace, Crieff

We are delighted to offer for sale this spacious apartment located within a prime residential area of the ever popular Perthshire town of Crieff. Rich in character throughout, the property forms part of a substantial detached traditional villa that enjoys a sunny elevated position with striking panoramic views across the rooftops towards the surrounding hills and countryside. The property would benefit from some refurbishment and upgrading but offers exceptionally generous accommodation throughout with many charming features including ornate cornicing, deep skirting boards, large windows and beautiful high ceilings that simply enhance the sense of light and space. On the ground floor there is an entrance porch with access to a toilet with large storage cupboard. A stairway leads up onto the upper level and the main accommodation comprising of a large reception hall, sitting room, dining room, dining kitchen, bathroom, three large double bedrooms and a further single bedroom. Externally the property boasts a private section of garden, well stocked with an array of colourful plants and shrubs. There is also a smaller drying green and single garage.

Surrounding Area

The property is ideally located within easy reach of the many amenities and services available within Crieff town centre including many quality restaurants, shops, primary and secondary schooling and the renowned independent schools of Ardvreck and Morrisons Academy. Many outdoor pursuits can be found within easy reach including golf courses at Crieff, Muthill, Comrie and Gleneagles, equestrian facilities, fishing and many picturesque country walks including Munroes such as Ben Chonzie and Ben Vorlich for keen hillwalkers. Excellent road links provide easy access to Perth (16 miles), Comrie (7 Miles), Stirling (18 miles) and beyond.

Directions

From James Square travel north up Hill Street, turn first left into Victoria Terrace and immediately right into Knock Road. Take the first left onto Drummond Terrace, cross over the junction with Heathcote Road and Southpark is the 2nd property on the left.

Entrance Porch

Entered via solid outer door and giving access to toilet and stairway to upper level. Rear-facing and side-facing windows.

Toilet (7'9" x 5'10")

Fitted with WC and wash-hand basin. Rear-facing window. Access to a large walk-in storage cupboard.

Reception Hall

Provides access to all rooms on the upper level. Space for furniture. A notable feature of the hall is an eye-catching rear-facing stained glass window. Additional skylight providing added natural light.

Sitting Room (19'2" x 13'8")

A lovely bright room featuring an attractive turret bay window providing panoramic views towards the hills and countryside. Space for a range of furniture. Storage cupboard.

Dining Room (15'11" x 12'7")

A generous room with a wealth of space for formal dining. Rear-facing window. Storage cupboard.

Dining Kitchen (14'3" x 13'1")

Currently fitted with a range of base units and stainless steel sink but would benefit from modernisation. Side-facing window. Storage cupboard. Space for table and chairs.

Bathroom

Fitted with WC, wash-hand basin and bath with shower over. Side-facing window. Tiled walls around bath.

Bedroom 1 (15'10" x 12'7")

A large double room with front-facing window and attractive fireplace.

Bedroom 2 (15'1" x 13'7")

Large double room with twin front-facing windows.

Bedroom 3 (11'0" x 9'6")

Double room with side-facing window and fireplace.

Bedroom 4 (17'3" x 6'1")

A generous single room with rear-facing window, Velux skylight and storage cupboard.

External

To the rear of the property is a drying area which is mainly laid to lawn with decorative planting. The garden area to the front is well stocked with an array of colourful plants, shrubs and trees and makes a pleasant place to sit and relax.

Items included

All carpets, floor coverings, curtains and blinds. All items of furniture within the property may also be included through separate negotiation.

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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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