



**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

Kingarth

PERTH ROAD, CRIEFF, PH7 3EQ



Kingarth

McEwan Fraser Legal is delighted to present this most distinctive residential property to the market. Kingarth is a detached villa located in one of the most sought after areas of Crieff. The villa not only offers substantial living accommodation over three floors, but greatly benefits from having a large attached annex, two outbuildings and a beautiful mature garden. The house and annex have, in the past, been used as hotel accommodation and, more recently, the annex has served as B&B rooms. The current owners have returned the villa to residential use, leaving the annex building to be used by a future owner as further residential accommodation or to generate income from Airbnb, a holiday let or other commercial uses. Although the property as a whole makes a spacious residential home, there are a number of possibilities open for such a substantial building. Subject to local authority consent, the property could be further sub-divided into residential accommodation or returned to wholly commercial use as a guest house or boutique hotel.

The villa benefits from many original Victorian features and, in particular, the bathrooms have been renovated to a high standard and style in keeping with the age of the house. Other rooms are decorated to a finished standard but some are left for a buyer to put their own stamp on the premises.

The property sits in approximately 0.5 acre of mature grounds.



Ground Floor

The ground floor is arranged around a central hallway with an entrance vestibule. To the front of the villa, there are two public rooms, currently used as a formal lounge and a dining room. These rooms retain many original architectural features and are flooded with early morning light. From the large bay fronted lounge, access is gained to a garden room/ conservatory, with views over a pretty side garden and, to the front, to a further garden room. There is access to the annex at the rear of the conservatory. To the rear of the ground floor, there is a room used by the current owners as an office which could be utilised as a “snug” or family TV. room. The hallway also leads to a cloakroom and small ground floor toilet and gives access to the kitchen area, which is composed of the main kitchen and several other sub-divided areas which are currently used for storage and a utility room. A small staircase leads up to two further rooms which would have previously made up the “servants quarters”. This rear area remains in need of some renovation/ re-decoration. A back door leads out to the side of the villa.







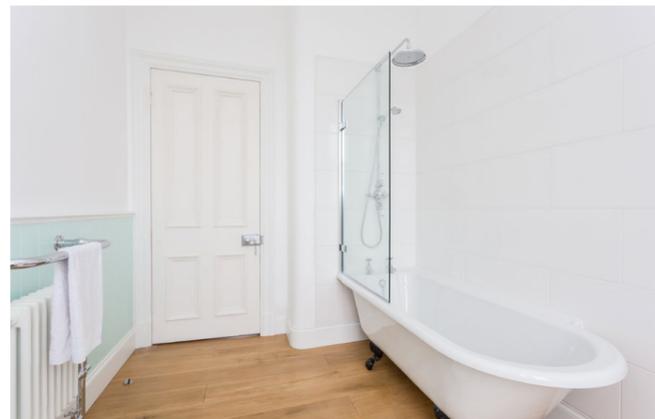
First Floor

A half-landing gives access to a metal fire escape, while the first floor landing is surrounded by four large bedrooms with the two to the front separated by a family bathroom, and the two to the rear separated by a shower room. The spacious bay fronted master bedroom has beautiful open views over Strathearn and to the Ochil Hills beyond. Small patio doors give access onto the flat roof above the garden room.



“...the spacious bay fronted master bedroom has beautiful open views over Strathearn and to the Ochil Hills beyond...”





Top Floor

The top floor consists of a landing along with four "attic" style rooms and a further renovated bathroom. The rooms are bright and spacious with feature windows giving the best views in the house over the garden areas and the surrounding countryside. These could provide three double and one single bedrooms or other family uses.





Kingarth

Approximate Dimensions (Taken from the widest point)

GROUND FLOOR

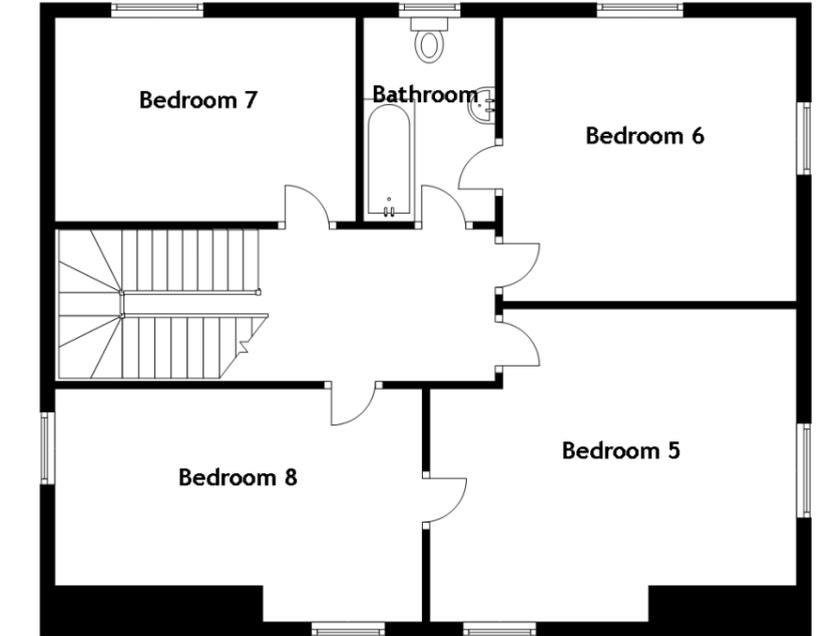
Lounge	5.20m (17'1") x 4.60m (15'1")
Conservatory	6.50m (21'4") x 3.60m (11'10")
Sun Room	4.66m (15'4") x 4.60m (15'1")
Dining Room	4.60m (15'1") x 3.30m (10'10")
Office	4.60m (15'1") x 3.60m (11'10")
Kitchen	4.60m (15'1") x 3.30m (10'10")
Food Prep Area	4.60m (15'1") x 3.20m (10'6")
Utility	2.29m (7'6") x 2.00m (6'7")

FIRST FLOOR

Bedroom 1	5.30m (17'5") x 4.60m (15'1")
Bedroom 2	4.60m (15'1") x 3.60m (11'10")
Bedroom 3	4.20m (13'9") x 3.30m (10'10")
Bedroom 4	4.30m (14'1") x 3.20m (10'6")
Bathroom	3.30m (10'10") x 2.30m (7'7")
Shower Room	2.30m (7'7") x 1.90m (6'3")
Room 1	3.20m (10'6") x 2.50m (8'2")
Room 2	3.40m (11'2") x 3.20m (10'6")

TOP FLOOR

Bedroom 5	5.00m (16'5") x 4.30m (14'1")
Bedroom 6	4.00m (13'2") x 3.90m (12'9")
Bedroom 7	4.10m (13'5") x 2.80m (9'2")
Bedroom 8	5.00m (16'5") x 3.20m (10'6")
Bathroom	2.80m (9'2") x 1.80m (5'11")



The Annex

Although the annex can be accessed through the main villa building, it has its own separate entrance and additional fire exit, with garden areas to the front and rear. This part of the property consists of a central hallway leading to five bedrooms (four double and one single), all with en-suites. One of the larger bedrooms also benefits from an additional lounge area making it an ideal family room. While the annex makes for near ready available B&B usage, a new owner may want to upgrade the accommodation or convert the building for another use.







The Annex

Approximate Dimensions (Taken from the widest point)

Bedroom 1	6.10m (20') x 3.80m (12'5")
Bedroom 2	3.80m (12'5") x 3.50m (11'6")
Bedroom 3	4.10m (13'5") x 3.80m (12'6")
Lounge Area	4.30m (14'1") x 3.80m (12'6")
Bedroom 4	2.90m (9'6") x 2.80m (9'2")
Bedroom 5	2.90m (9'6") x 2.40m (7'11")





The Grounds

Within the garden area, there are also two stone-built buildings: one substantial former stables and garage, and another smaller building, which has been used as accommodation. These outbuildings are currently used as storage, but have the potential to be converted for other uses. There is also a small “potting shed” and greenhouse.

The well-maintained garden surrounds the house and outbuildings, with several areas of grass and a selection of mature trees bushes and flowers, making it a haven for birds and other wildlife and a wonderful private and secure play area for children or family entertaining.

Internal viewing of this substantial property is essential to fully appreciate the versatility and potential on offer.







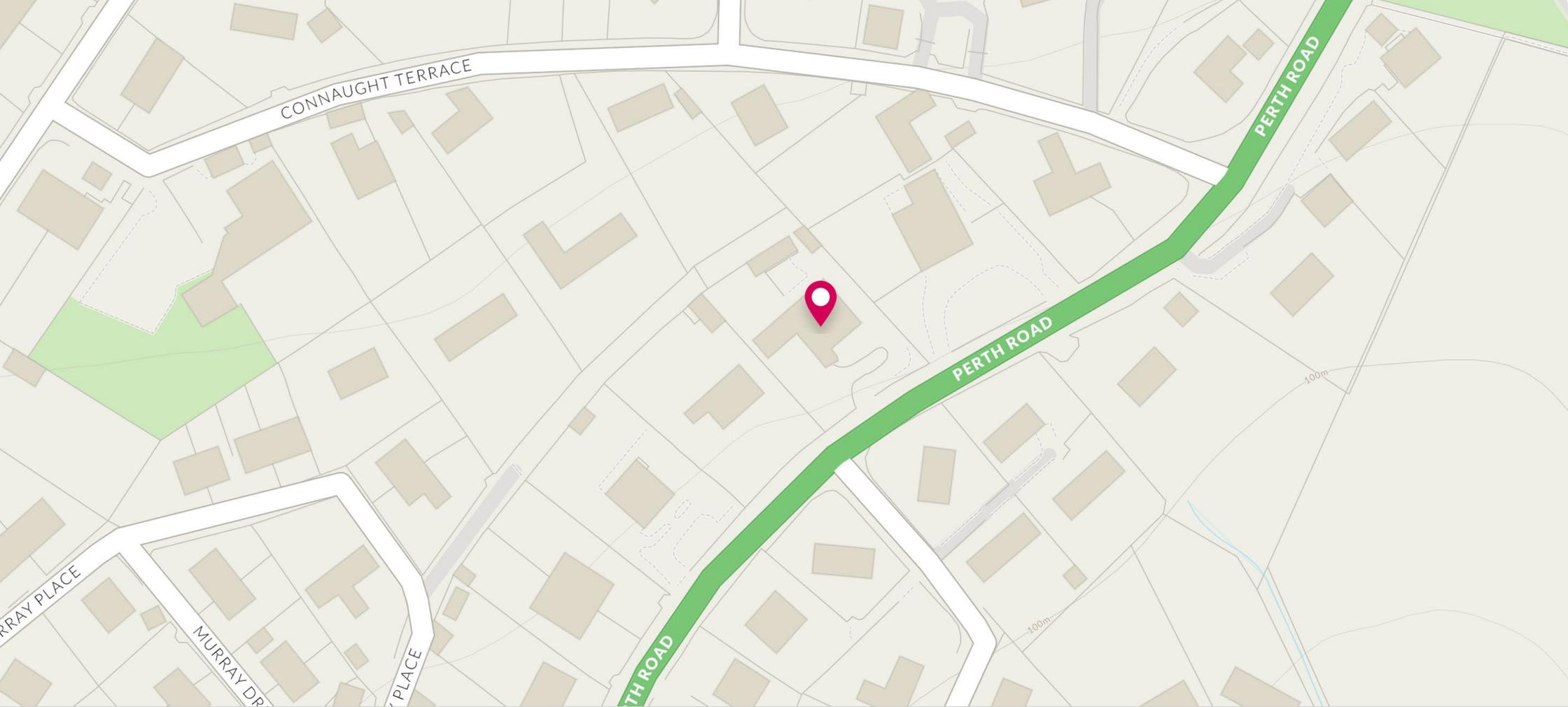
The Location

Crieff is ideally situated at a gateway to the Highlands, just seven miles from the A9 and within commuting distance of Glasgow, Edinburgh, Stirling and Perth. The town itself has a wide range of retail outlets, a large medical centre, modern Cottage Hospital and dental practices. The town's recreational facilities include a new leisure centre with a swimming pool, gym and library, Crieff Golf Club, and tennis courts.

The Crieff Hydro Hotel offers members access to its swimming pools, equestrian centre, golf course, tennis courts and additional leisure facilities.

Schooling in the area is well provided, including the local Crieff primary schools and secondary school campus and several independent schools within a comfortable daily distance. These include Morrison's Academy and Ardvreck Preparatory School (both in Crieff), Strathallan in Forgandenny, Kilgraston by Bridge of Earn, Craigclowan on the edge of Perth and Glenalmond lying to the north beyond Methven.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
 Area Sales Manager



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer