

16 Croftnappoch Place

CRIEFF, PERTSHIRE, PH7 3JW



*CHARMING THREE-BEDROOM HOME IN THE
HEART OF CRIEFF, WITH GENEROUS GARDENS
AND VERSATILE LIVING OVER THREE LEVELS*



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McEwan Fraser Legal are delighted to present 16 Croftnappoch Place, a charming semi-detached home set in the heart of Crieff. Offering flexible accommodation over three levels, this appealing property combines character features with generous living space, ideal for a range of buyers. The home is approached via a private front garden with a pathway leading to the entrance, creating a welcoming first impression and a pleasant sense of separation from the street.

On the ground floor, a spacious living room forms the central hub of the home, offering a comfortable and versatile setting for everyday living.

The Property



The kitchen flows naturally from the living space and is well-equipped with ample storage, plentiful worktop space, and a window allowing for excellent natural light. An additional cupboard provides further practical storage.



Also accessed from the living room, the dining room offers an excellent additional reception space, complete with a fireplace that adds warmth and character. This room is perfectly suited to entertaining and family gatherings and leads seamlessly through to the conservatory. The conservatory provides a delightful indoor-outdoor living area, ideal for relaxing while enjoying views over the garden.





The first floor accommodates two bedrooms and the family bathroom. The bedrooms are well-proportioned doubles, enhanced by charming fireplaces and abundant natural light. The bathroom is bright and airy, fitted with an integrated bath and shower to suit modern family requirements.

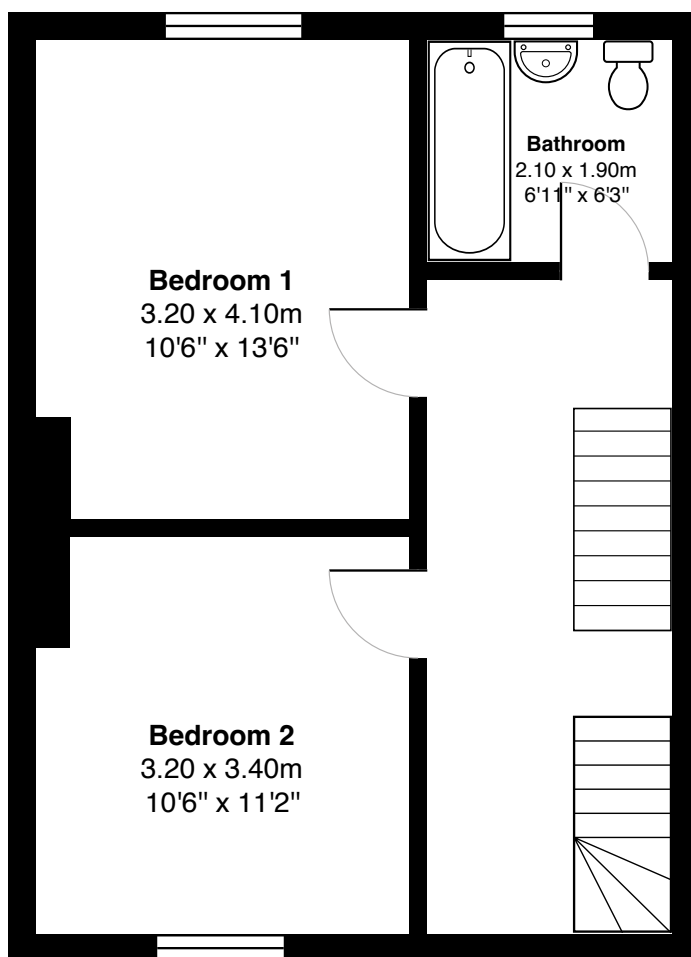
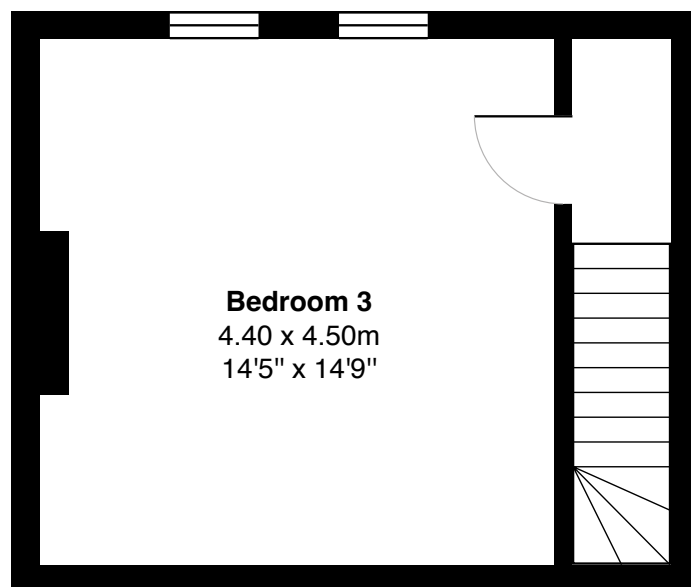
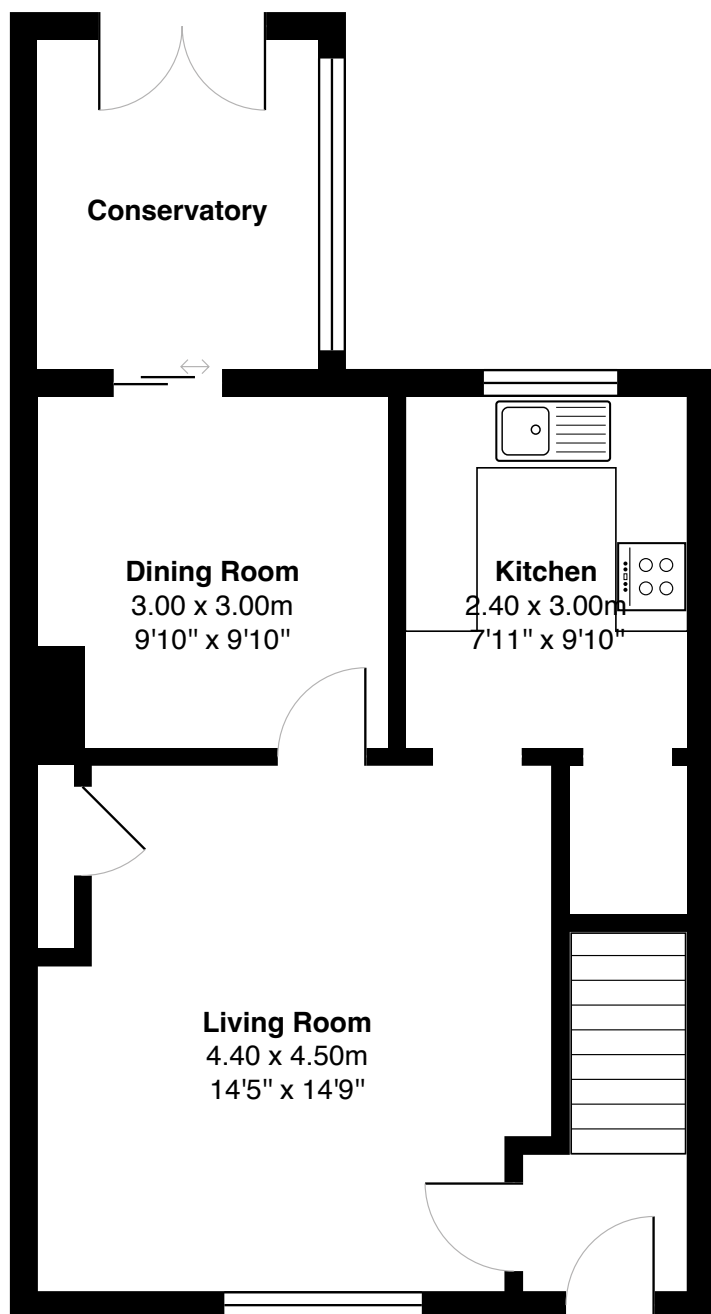






On the upper level, an attic conversion provides a spacious and cosy additional bedroom. Characterised by sloping ceilings and Velux windows, this inviting space enjoys excellent natural light and offers flexible use as a principal bedroom, guest suite, or home office.





Gross internal floor area (m²): 120m²

EPC Rating: D

To the rear, the property boasts a generously sized garden featuring a paved patio area, perfect for outdoor dining and hosting, alongside a substantial lawned section.

This is a wonderful opportunity to acquire a characterful and versatile home in a sought-after Crieff location, within easy reach of local amenities and countryside surroundings.



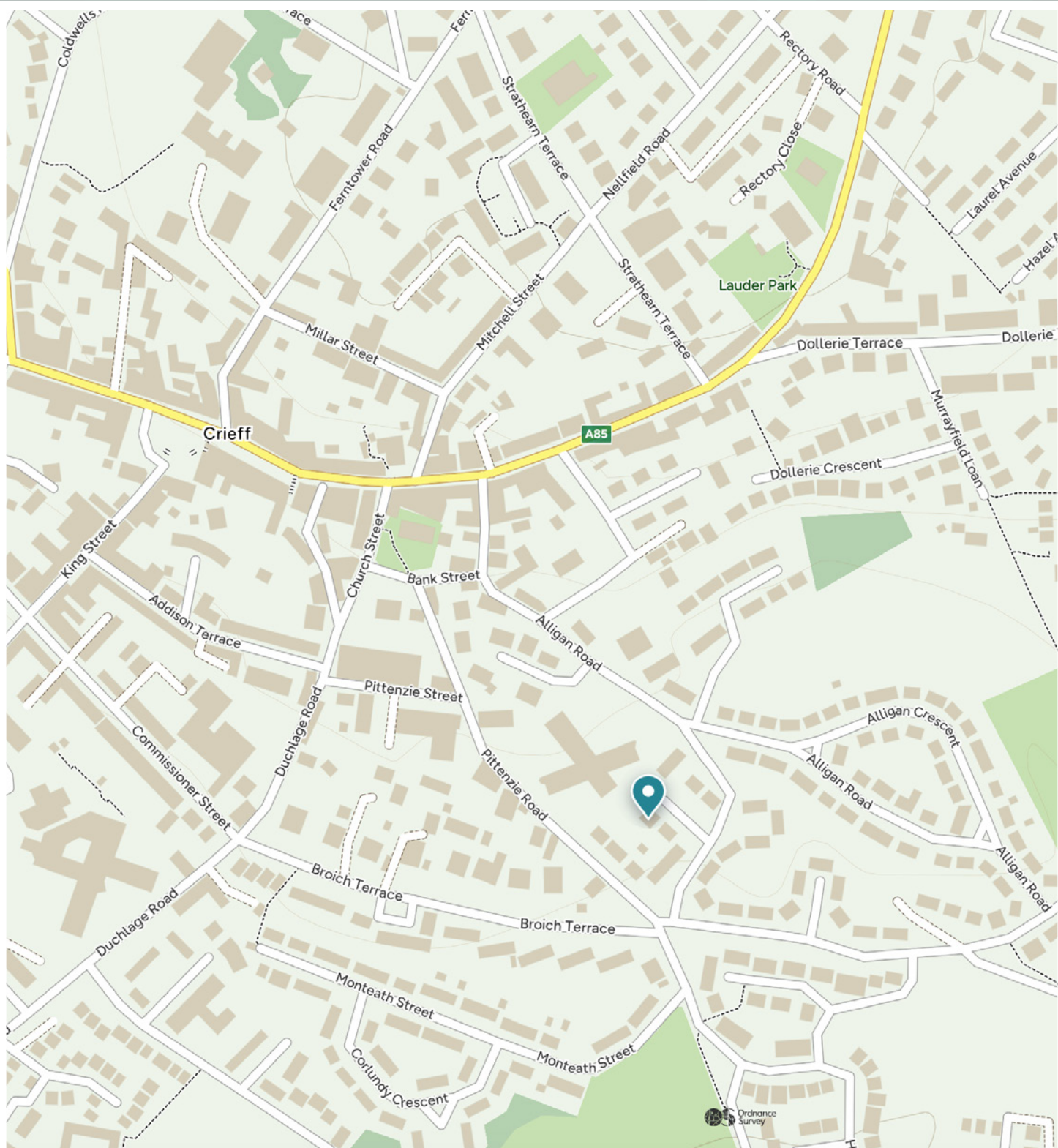


16 Croftnappoch Place is perfectly positioned in the heart of Crieff, a picturesque market town renowned for its historic charm and vibrant community. The property benefits from immediate access to a wide range of local amenities, including shops, cafés, restaurants, and supermarkets, all within easy walking distance.

Crieff is well served by schools, with both primary and secondary education nearby, making it an ideal location for families. The town also provides excellent leisure and recreational opportunities, including golf courses, parks, and countryside walks, while cultural attractions such as the Crieff Hydro Hotel and local heritage sites enrich the area.

Transport links are convenient, with nearby road connections offering easy access to Perth, Stirling, and the wider Perthshire region, making the town an attractive base for commuters or those seeking a balance of town and country living. The surrounding countryside provides a scenic backdrop and plenty of opportunities for outdoor pursuits, from hiking and cycling to fishing and nature walks.

The Location



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