




McEwan Fraser Legal

Solicitors & Estate Agents

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75 Burrell Street

CRIEFF, PERTSHIRE, PH7 4DG

Crieff

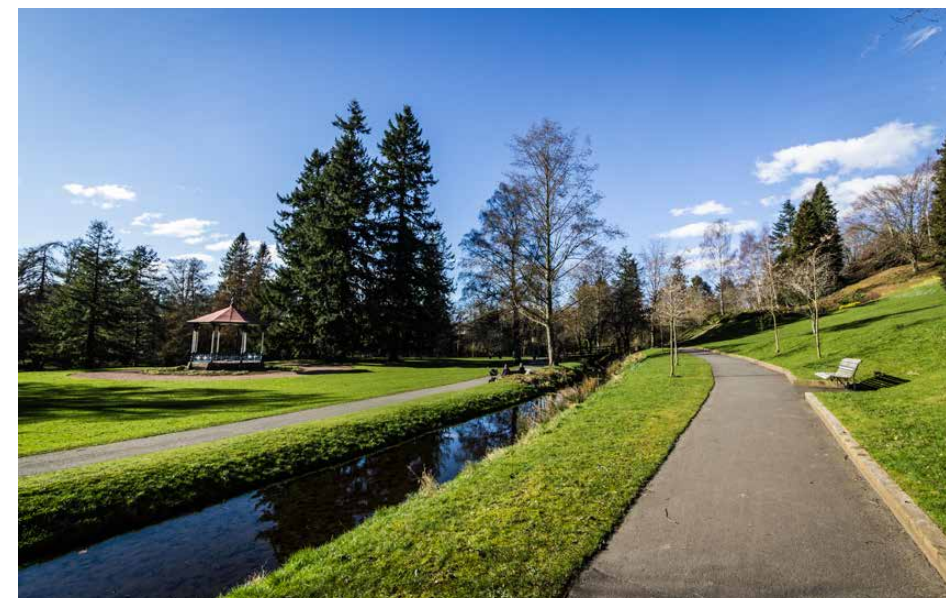
Crieff is ideally situated at a gateway to the Highlands, just nine miles from the A9 and within commuting distance of Glasgow, Edinburgh, Dundee, Stirling and Perth. The town itself has a wide range of retail outlets, a large medical centre, modern Cottage Hospital and dental practices. The recreational facilities within the town 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 for including the local Crieff primary schools and secondary school campus as well as a number of independent schools within a comfortable daily distance. These include both 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.

The property is well situated for easy access to the A9 and onwards to the motorway networks. Perth city centre is approximately 17 miles away giving access to the theatre, cinema, restaurants and leisure facilities.

LOCATION IMAGES: [JAMES SQUARE](#) | [CRIEFF HYDRO](#) | [MACROSTY PARK](#)



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



75 Burrell Street

We are delighted to offer on to the open market this substantial and deceptively spacious family home situated close to the centre of Crieff. The property dates back to around 1740 and was used in the past as a Drovers Inn. The property sits adjacent to the road with a driveway to the right with ample parking and access to the garage which is equipped with an up and over door, side access door, light, power and an access door to the main accommodation via the Utility Room.

The front door to the property leads to the entrance hall, with access to the ground floor accommodation and a stairway leading to the first floor. Bedroom 2 is located on the left and enjoys a front aspect and an en-suite three-piece shower room. On the opposite side is Bedroom 5 which is currently used as an additional sitting room. This again enjoys a front aspect and has a door leading through to a two-piece cloakroom and an area which could easily be converted into a dressing room/en-suite. Currently this area is used as a model making room.

The Living Room is accessed via a bespoke shelved library area from the hallway and is a generous size with triple aspect, open fire place, exposed stonework and open plan to the dining room to the rear. The Dining Area has ample space for a large table and chairs. A door leads to a two-piece cloakroom and access to the garden. French doors also allow access to the garden. The Kitchen is accessed through an archway and enjoys a comprehensive range of eye and base level cupboards with range cooker, space for appliances and table and chairs.

There is an access hatch to the generously sized loft space from the Kitchen. The Utility room has a Belfast sink with cupboard space for washing machine and tumble drier, laundry pulley and access doors to the garage and rear garden.





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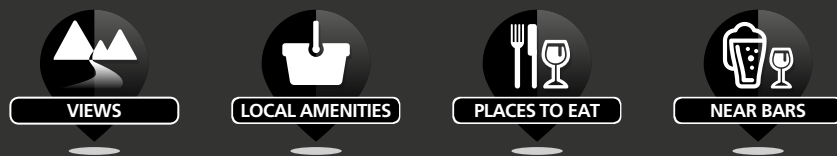
Bedrooms & Bathrooms

Upstairs are the three remaining Bedrooms, the Master Bedroom has fitted wardrobes and an en-suite three-piece shower room. The other two bedrooms are located at the opposite end of the upstairs hallway adjacent to the family bathroom.

Viewing essential to appreciate the spaciousness and flexibility of this property



The Details



APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)

GROUND FLOOR

Lounge/Diner	7.80m (25'7") x 5.00m (16'5")
Kitchen	4.30m (14'1") x 4.10m (13'5")
Utility	5.20m (17'1") x 2.40m (7'10")
Garage	5.20m (17'1") x 3.60m (11'10")
WC	1.20m (3'11") x 0.90m (2'11")
Bedroom 5	3.50m (11'6") x 3.10m (10'2")
Dressing Room	2.40m (7'10") x 1.50m (4'11")
WC	1.50m (4'11") x 1.00m (3'3")
Bedroom 2	4.80m (15'9") x 3.50m (11'6")
En-suite	1.91m (6'3") x 1.40m (4'7")

FIRST FLOOR

Bedroom 1	3.90m (12'10") x 3.50m (11'6")
En-suite	2.70m (8'10") x 1.80m (5'11")
Bedroom 3	4.40m (14'5") x 2.40m (7'10")
Bedroom 4	3.50m (11'6") x 2.40m (7'10")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 168m²

EPC Rating: D

EXTRAS (INCLUDED IN THE SALE):

Floor coverings, blinds, fitted appliances and light fittings.

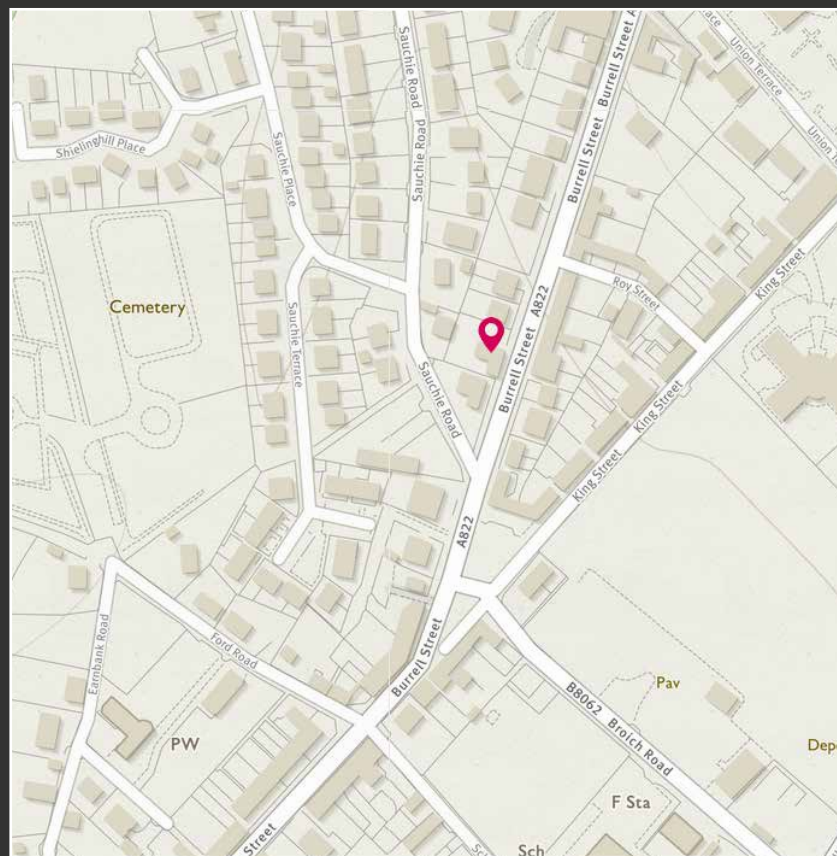


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>






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