



Deceptively spacious two bedroom semi-detached cottage with en-suite shower room



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Part exchange is available for this particularly appealing and elegant stone-built semi-detached cottage situated in this popular location. With all the charm of a cottage, the accommodation is deceptively spacious.

THE LOUNGE



Internally the accommodation is in good decorative order and presented in an immaculate manner. The lounge is carpeted and a wood-burning stove adds a focal point to the room. Quality Shutters are fitted to the window internally. The kitchen is well stocked with units at floor and wall height and again, there are quality shutters on the inside of the window. This room is spacious with ample room for a dining table and chairs.

THE KITCHEN



THE BATHROOM



The bathroom is on the ground floor with the toilet recessed.

A carpeted staircase rises to two bedrooms and a toilet with a wash hand basin. The principal bedroom has an en-suite shower with a wash hand basin. The addition of quality fitted wardrobes to the main bedroom has sliding doors to reveal a bespoke dressing table along with space to store clothes.

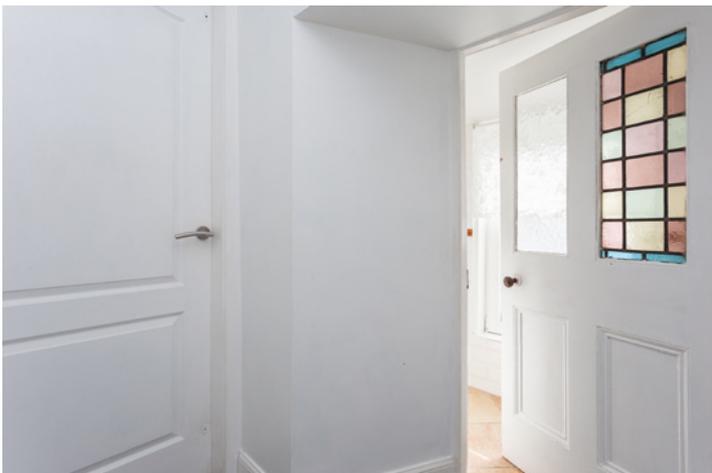
BEDROOM 1



BEDROOM 2



The upper floor is completed by a second double bedroom with ample space for various furniture configurations as well as a handy two-piece WC.

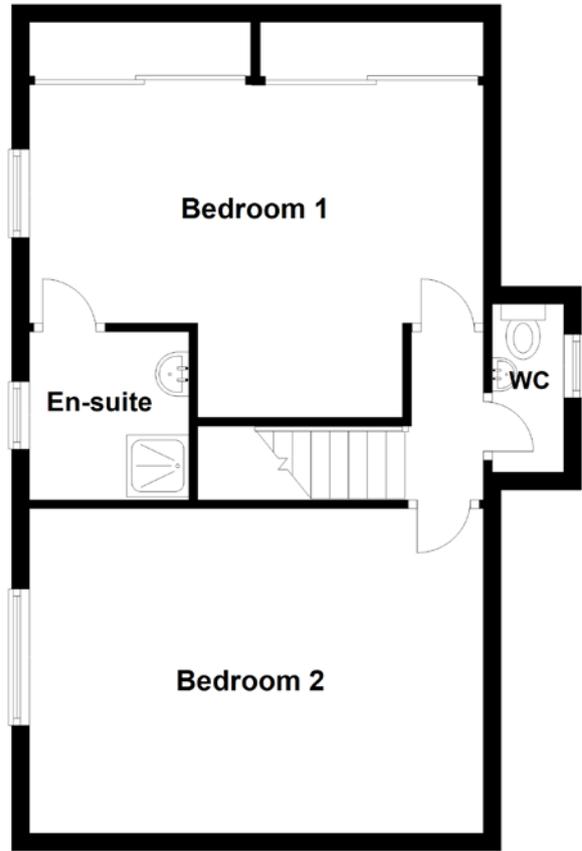
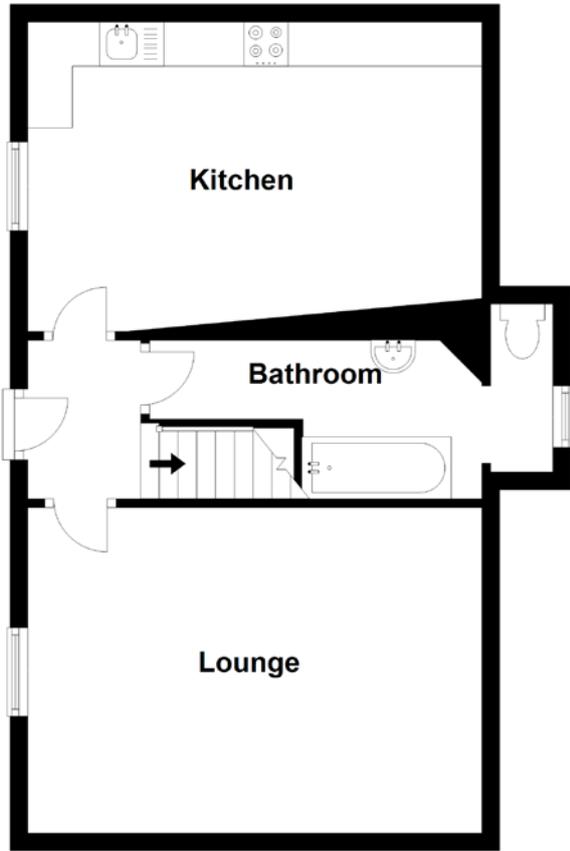


THE GARDEN

Externally there is an enclosed garden adjacent to, but not attached to, the property. This has been laid to gravel with a section of artificial grass. Parking is on Commissioner Street.



FLOOR PLAN, DIMENSIONS & MAP



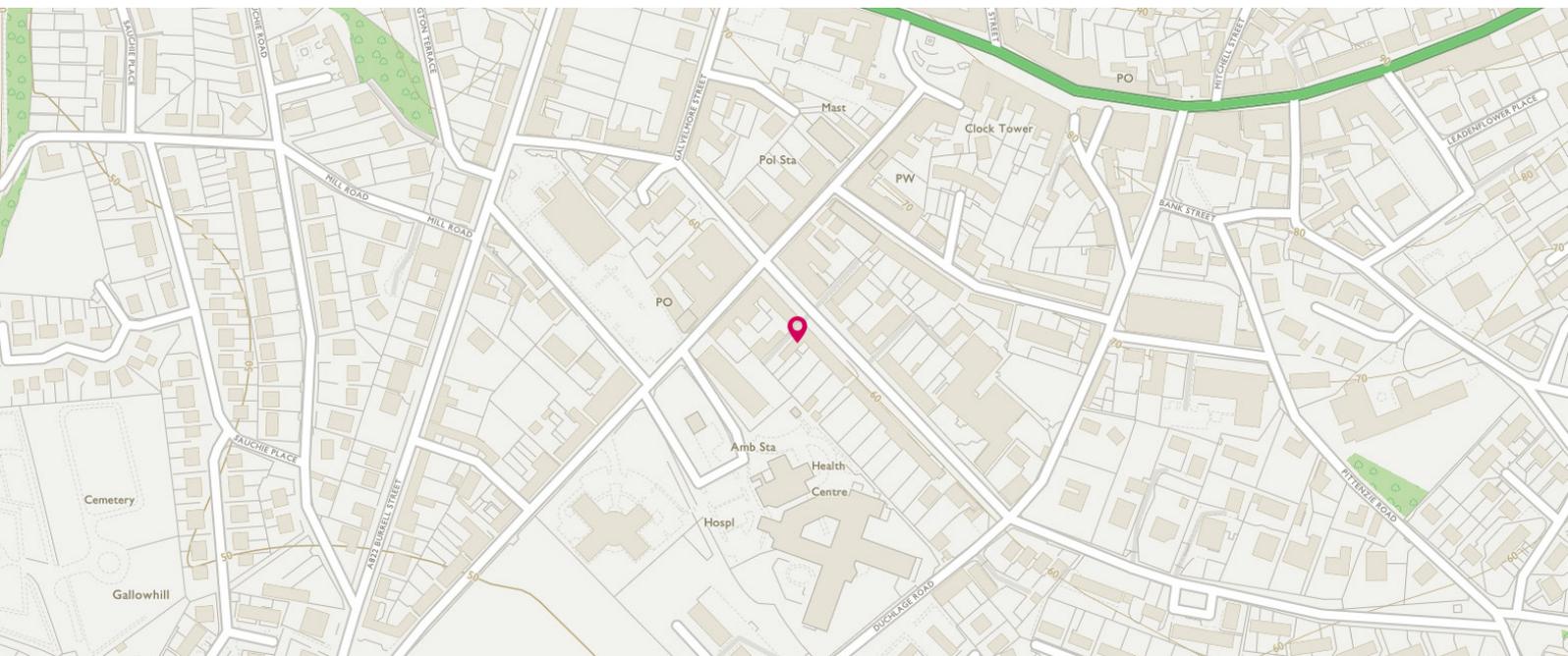
Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 5.10m (16'9") x 3.60m (11'10") |
| Kitchen | 4.80m (15'9") x 3.50m (11'6") |
| Bedroom 1 | 5.00m (16'5") x 3.50m (11'6") |
| En-suite | 1.90m (6'3") x 1.40m (4'7") |

| | |
|-----------|--------------------------------|
| Bedroom 2 | 5.10m (16'9") x 3.60m (11'10") |
| Bathroom | 5.30m (17'5") x 1.80m (5'11") |
| WC | 2.00m (6'7") x 0.80m (2'8") |

Gross internal floor area (m²): 94m²

EPC Rating: D



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 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.

Perth City Centre is approximately 15 miles away giving access to the theatre, cinema, restaurants and leisure facilities. The motorway is minutes from the property giving easy access for the commuter.



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