



Perthshire Solicitors
Property Centre

YORKHILL, PERTH ROAD, CRIEFF, PH7 3EQ
OFFERS AROUND £550,000



GRAHAM & FINLAYSON
SOLICITORS AND ESTATE AGENTS

FOUNDED 1885



This is a rare opportunity to purchase a prestigious detached stone-built Victorian Villa. Built in approximately 1880 the property occupies approx. 0.2 hectares (0.5 acres) of prime site with an elevated position in one of the most sought after residential areas of Crieff. Southerly aspects overlooking Strathearn. The property is located close to Crieff Hydro, Morrison's Academy, Crieff Golf Club and is within easy walking distance of the town centre, local transport links and the surrounding countryside. It is only 30 minutes drive to Perth and Stirling and approximately 1 hour from Glasgow and Edinburgh Airports.

Extensive family accommodation is offered on two floors - Ground floor level comprising of - Entrance Vestibule, Hall, Drawing Room, Dining Room, Sitting Room, Conservatory, Dining Kitchen, Rear Hall, Utility Room, Pantry, Cloakroom and W.C. First floor level - Four extensive Double Bedrooms (One with Dressing Room) and Two Bathrooms.

The property benefits from Gas Central Heating throughout. Also, many of its original features have been retained. There is an extensive enclosed mature landscaped Garden, Double Garage, Workshop, Coal Cellar and Greenhouse. Secure Off-Street Parking for several vehicles.

DIRECTIONS

From James Square travelling East on the A85 to Perth, the property is situated on the left hand side immediately opposite the junction (on your right) with Ochilview Gardens.

Brief details of the accommodation are as follows (all measurements are approximate): -

FRONT VESTIBULE - 7'2" (2.18m) x 5'3" (1.61m).

Wrought iron gates provide access into a tarmac driveway which provides ample off-street parking for several vehicles. Solid wooden front door with glazed panel above. Parquet wood flooring. Cornice. Outside lights. Partially glazed door with glazed side panels lead into the Hall.

HALL - 15'9" (4.59m) x 7'2" (2.18m).

A spacious and bright Entrance Hall affords access to all other accommodation. Telephone point. Radiator. Feature mahogany balustrade leading to the first floor accommodation.

DRAWING ROOM - 21'4" (6.51m - including bay) x 14'11" (4.53m).

A bright and well proportioned room with triple aspect bay window facing South overlooking the front garden. Window facing West. Open fire with marble hearth and surround. Recessed display shelf. 4 wall lights. Original ornate corncicing with central rose. TV point. Radiator.

DINING ROOM - 15'2" (4.63m) x 13'3" (4.05m).

A well proportioned room situated at the rear of the property.

Electric fire with ornate surround and hearth. Recessed display shelf. 6 pendant light. Original ornate corncicing. Radiator. Glazed door with panel above providing access into the Conservatory.

CONSERVATORY - 17'6" (5.34m) x 12'3" (3.74m).

This bright and spacious room faces South with views over Strathearn. Full length double glazed windows incorporating pedestrian access to both the North and South. Fitted Roller blinds. Tiled flooring. Telephone point. The wrought iron drinks bar is included in price.

CLOAKROOM

Coathooks. Housing electric meter. Door to W.C. - 8'1" (2.46m) x 7' (2.13m). Window facing North. White suite comprising W.H.B. & W.C. 'Univac' Hoover system. Shelving and storage unit is included in the sale.

KITCHEN incorporating DINING AREA - 13'10" (4.23m) x 11'2" (3.41m).

Window facing North. The Kitchen has been fitted out with ample wall and base units and worktop preparation areas. Stainless steel sink with drainer. Tiled floor. All white goods are included in the sale. Curved arched ceiling with spotlights. Extractor fan. Radiator. Access to Rear Hall: -

REAR HALL - 7'7" (2.63m) x 5'2" (1.56m) at widest.

Skylight. Tiled floor. Radiator. Solid wooden back door to rear Garden. Doors to Utility Room & Cloakroom.

UTILITY ROOM - 9'10" (3.01m) x 7'7" (2.63m).

Skylight and window facing East (wrought iron security bars and extractor fan). Fitted wall and base units incorporating stainless steel sink. Shelving. Plumbing for washing machine and space for tumble dryer. The hot water tank and central heating boiler are housed here. Tiled flooring. Hatch to loft. Door to Pantry.

PANTRY - 9'1" (2.77m) x 7'1" (2.17m).

Skylight and window facing East (wrought iron security bars). Fitted wall and base units. Wooden flooring.

CLOAKROOM/STORE - 5'10" (1.79m) x 4'2" (1.35m).

Window facing North. Shelving. Coathooks.

SITTING ROOM - 16'2" (4.93m) x 13'8" (4.17).

A grand and bright room due to triple aspect windows facing South. Open fire with marble surround and hearth. 8 pendant light. Original ornate corncicing with central rose. Telephone & TV points. Radiator.

UPSTAIRS

Window facing North allows for good natural lighting. Spacious Hallway affords access to the property's four bedrooms and two bathrooms. Recessed display shelf. Original ornate corncicing. 2 pendant lights. Telephone point. Radiator. CUPBOARD incorporating shelving.

BATHROOM - 8'3" (2.54m) x 5' (1.53m).

Window facing North. White suite comprising W.H.B., W.C.

and Bath with mains Shower over. Shaver point with light. Tiled splashback. Radiator.

BEDROOM 3 - 10'5" (3.19m) x 10'3" (3.13m).

Double Bedroom. Window facing North. White W.H.B. with medicine cabinet over. Recessed cupboard incorporating shelving and hanging rail. The wardrobe is included in the sale. Ornate corncicing. Radiator.

BEDROOM 2 - 16'1" (4.90m) x 13'1" (4.88m).

This Double Bedroom with its double aspect windows facing South provides delightful views over Strathearn. Recessed cupboard fitted with shelving. Ornate corncicing. Radiator.

BATHROOM - 7'2" (2.18m) x 5'11" (1.81m).

Opaque window facing South. Coloured suite comprising W.H.B., W.C. and Bath with mains shower over. Shaver point with light. Tiled splashback. Radiator.

BEDROOM 1 - 15' (4.58m) x 12'1" (3.68m).

Master Bedroom. Double aspect windows facing South overlooking the hills beyond. Window facing West. Ornate corncicing. Hatch to loft fitted with Ramsay ladder. 2 wall lights and 3 pendant light. TV point. Radiator. Archway leads to:-
DRESSING ROOM - 15' (4.58m) x 5'10" (1.79m).
Window facing West. Shelving incorporating hanging rail. The wardrobes are included in the sale. Radiator.

BEDROOM 4 - 15'2" (4.63m) x 11'11" (3.63m).

Large double Bedroom. Window facing West. Recessed cupboard incorporating shelving. Ornate corncicing. TV point. Radiator.

OUTSIDE

DOUBLE GARAGE - 25' (7.54m) x 14'1" (4.73m).

The detached double Garage has been fitted with an electric up-and-over aluminium door. There is Attic space in the Garage which is floored and benefits from two Skylights and hay door facing West. Outside light. A wooden gate at the side of the Garage provides access into a lane (grass) which leads onto Murray Lane situated at the rear of the property.

WORKSHOP - 15'8" (4.72m) x 8'10" (2.69m).

Large window facing West. Power and light. Shelving. Skylight. Outside light. Outside tap. The Garage and Workshop may have development potential (perhaps for the formation of a "granny flat"). **NB - No Planning Permission for any development has been investigated or obtained by the Seller and this would be something for any purchaser to investigate themselves.**

GREENHOUSE - 16'10" (5.20m) x 10'6" (3.21m).

Substantial Greenhouse facing South with raised planting beds. Power. There is an OUTHOUSE attached to the side of the Greenhouse which measures 5'2" (1.58m) x 5' (1.55m).

COAL CELLAR - 11'8" (3.56m) x 9'1" (2.77m).

2 Skylights. Light.

GARDEN

There is a private FRONT GARDEN incorporating tarmac driveway which leads around the eastern side of the property to its rear where there is space for off-street parking of several vehicles. Steps lead to the front door or use can be made of a level driveway which provides parking space immediately outside the front entrance. A strip of lawn runs right around the western side of the property joining a substantial area of lawn at the rear. Well-stocked borders planted out with hedging, various specimen mature trees, shrubs and plants. Access to the substantial private REAR GARDEN can be taken either via the pedestrian gate on the western side of the property or the vehicular access on its eastern side. Feature raised flower beds, mature trees and shrubs provide a high level of privacy. The SUN HOUSE (with power points outside) and the GREENHOUSE (with water & power) are included in the sale. The AVERY currently houses a variety of roses and shrubs. Brick built BAR-BE-QUE, small POND and paved PATIO area. Clothes line. Separate access is available at the side of the GARAGE into the grassed lane which leads into Murray Lane.

GENERAL

1. The property benefits from mains connections to water, gas, drainage, electricity and telephone.
2. There is Gas Central Heating throughout.
3. All fitted carpets, the curtains and blinds are included in the sale.
4. The property is fitted with an alarm system with 'Teecom' control panel.

COUNCIL TAX : The property has been placed in Band G.

ENTRY: By arrangement.

VIEWING: Strictly through the Selling Solicitors.

PRICE: Offers Around £550,000 are invited.

IMPORTANT NOTES

1. The foregoing Particulars are believed to be correct but their accuracy is not warranted. They do not form part of a contract.
2. Intending purchasers should intimate their interest to the selling agents following inspection. While every reasonable effort will be made to do so, it cannot be guaranteed that notice of any closing date for offers will be advised and consequently the property may be sold without notice.
3. No responsibility is accepted for any costs incurred by intending purchasers in inspecting any property or having it surveyed or otherwise incurred in pursuing their interest in a property. If you do not have a solicitor and feel that we could be of assistance to you in the sale of your property we would be pleased to offer our services. For friendly advice on the selling process and to organise a presale valuation, please contact our Property Manager, Nicki Cramb on 01764 652224.



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