

ROSEMOUNT
PITTENZIE ROAD, CRIEFF. PH7 3JN





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We are delighted to offer for sale this substantial 6/7 bedroom detached period property set in beautiful garden grounds within a secluded yet central location in the ever popular Perthshire town of Crieff. Beautifully presented & retaining considerable period features, with spacious & flexible accommodation over 3 floors, offering a most versatile layout, including a self-contained annexe.

The ground floor comprises; VESTIBULE, wide HALLWAY with stairs to upper floor and W.C, a beautiful LOUNGE with ornate wood-burner, 2 further PUBLIC ROOMS, both with wood-burners & one with double doors to the charming DINING KITCHEN with exposed stone wall, solid-wood cabinets & range cooker. The small rear HALL has a door to the rear and provides access to a second KITCHEN/UTILITY ROOM with a stable door leading to a private fully-enclosed courtyard. The rear hall accesses the annexe, with a passageway through to the BOILER ROOM and into the garage. Annexe stairs lead to a large BEDROOM/OFFICE with SHOWER ROOM off. There are 4 DOUBLE BEDROOMS (MASTER EN-SUITE BATHROOM) and a FAMILY BATHROOM on the second floor. The third floor offers a SHOWER ROOM and two further DOUBLE BEDROOMS. Both have tandem Velux windows, & one benefits from a substantial walk-in cupboard.

The private grounds are particularly noteworthy. A fully enclosed wall garden boasts ample private parking and useful outbuildings. The front having been extensively landscaped by the current owner, with mature shrubs, trees & areas of lawn. There is a gravel terrace to the front, planted beds with attractive stone retaining walls and a fantastic stone roundhouse, ideal for entertaining. The generously sized garage extension adjoins the property.

A property full of period character & charm; offered in true move-in condition, enjoying a private location & within easy walking distance of the centre. Likely to be a welcome addition to the market, early viewing advised.



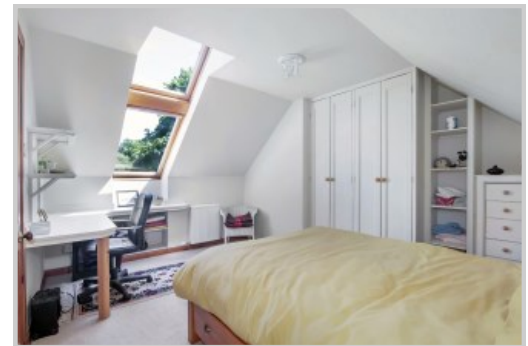


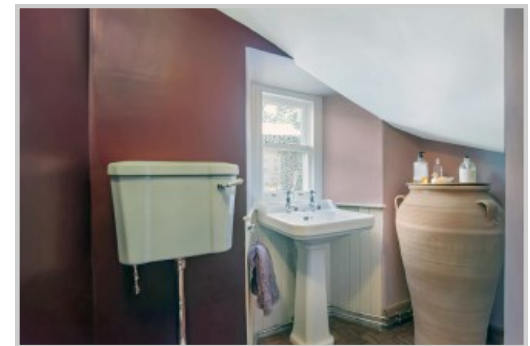
















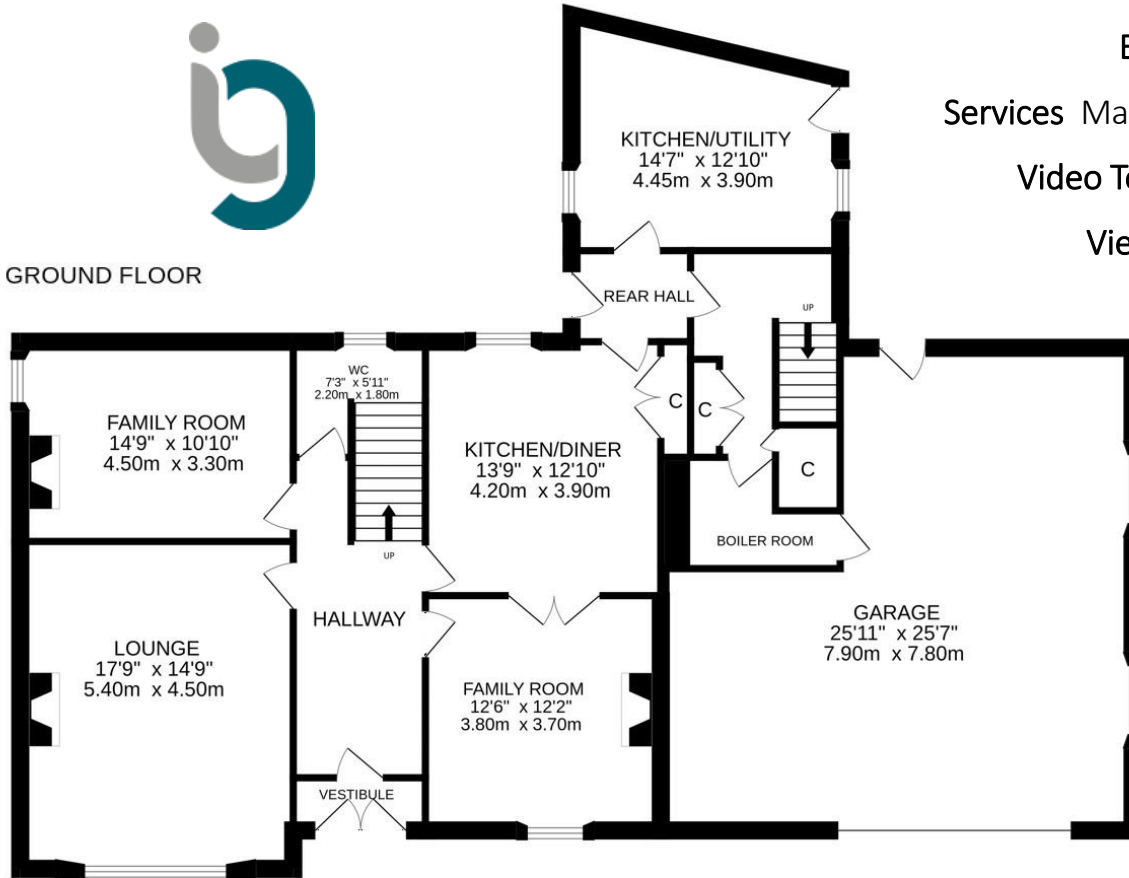
Energy Performance D Rating Council Tax Band G

Services Mains water, electric, gas and drainage. Home Report £550,000

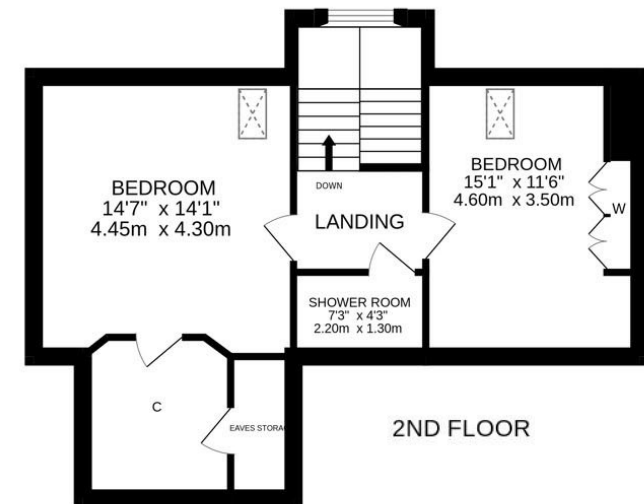
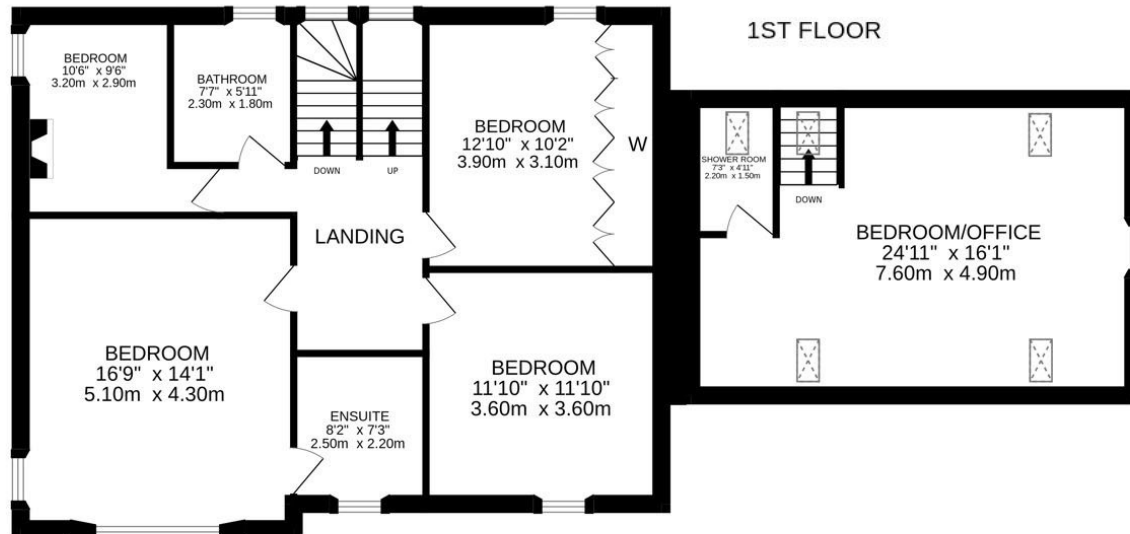
Video Tour <https://my.matterport.com/show/?m=2Wn8zXpqGAC>

Viewing Strictly by appointment through Irving Geddes.

GROUND FLOOR



1ST FLOOR



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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