



NORLAND
30 CARRINGTON TERRACE, CRIEFF, PH7 4DZ

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We are delighted to offer for sale this substantial 4/5 bedroom detached period property located in a prime residential area, within easy walking distance of beautiful parkland and the centre of the ever popular Perthshire town of Crieff. Retaining considerable period charm, Norland's accommodation is spacious and flexible and set over two floors. The ground floor comprises; VESTIBULE with attractive floor tiles, HALLWAY with storage, FAMILY ROOM/BEDROOM 5 with shelved press and dual aspect, large LOUNGE with feature fire surround, ornate cornice, shelved recess and bay projection with wood-panelling. The generously sized DINING ROOM is a lovely room with dado height panelling, bay window, open fire, shelved press and dual aspect. There is a STUDY to the rear of the hall and a BREAKFASTING KITCHEN. A large UTILITY ROOM is off the kitchen & has a large walk-in cupboard, W.C. off & door to rear. The upper landing provides access to 3 DOUBLE BEDROOMS, a SINGLE BEDROOM & FAMILY BATHROOM. The master bedroom has a charming small balcony and enjoys a most pleasant westerly aspect.

Private grounds surround the property, with off-street parking to one side and a single attached garage. There is a level area of lawn to the other side, with the main area of garden ground sloping down at the rear. This main area requires extensive landscaping & comprises tiered sections with central stairs leading to a level area of lawn. A small cellar is accessed at the rear & there is an adjoining timber workshop.

Norland is a property full of period character & charm, offering huge potential for enhancement, to create a magnificent family home. Likely to be a welcome addition to the market, early viewing advised.

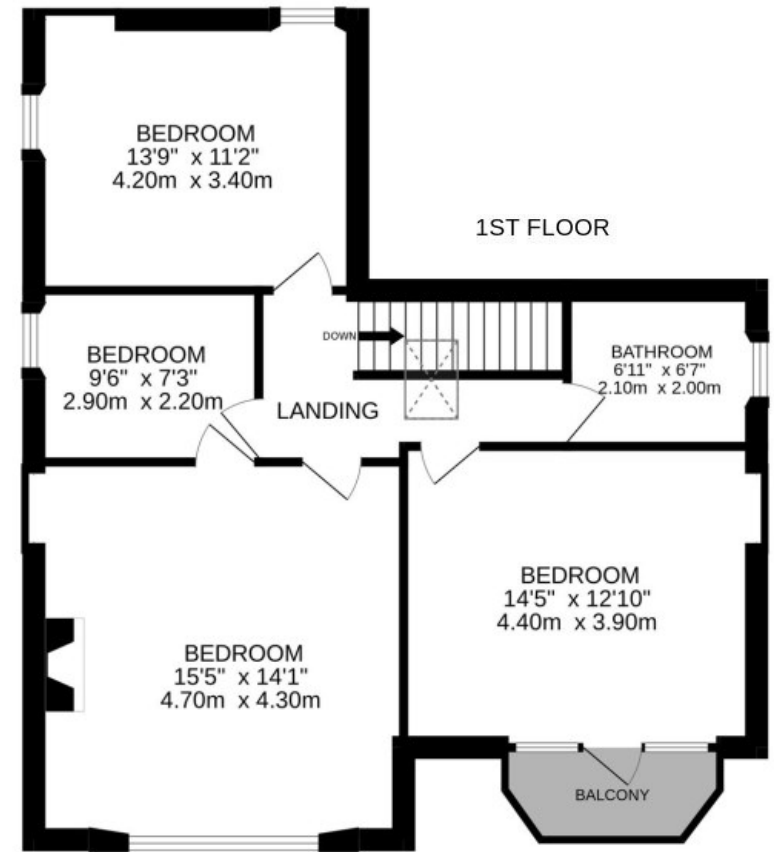
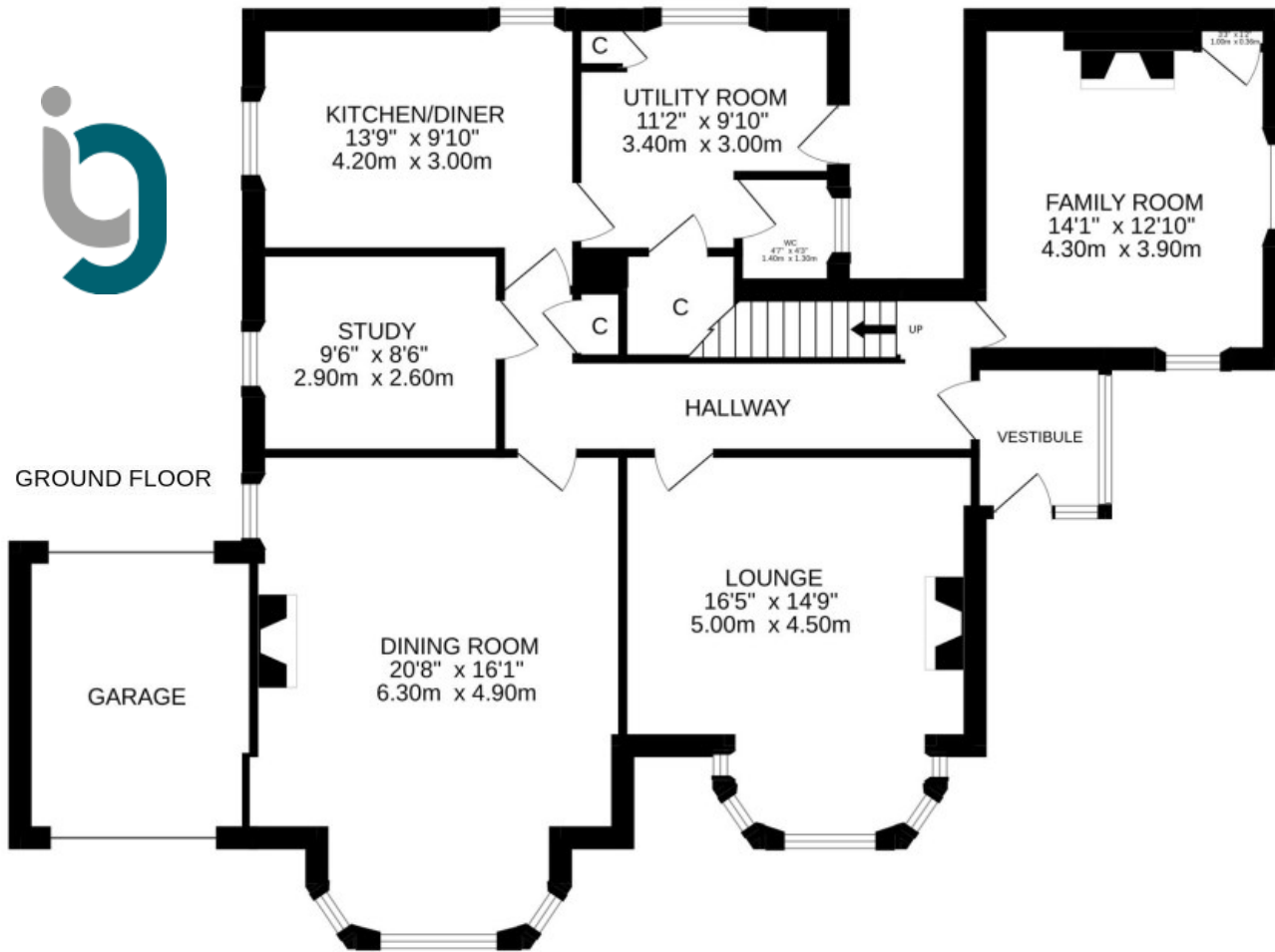












Energy Performance G Rating Council Tax Band G

Services Mains water, electric and drainage.

Video Tour

<https://my.matterport.com/show/?m=JZ2Dw4J9NnG>

Viewing Strictly by appointment through Irving Geddes.

Irving Geddes
W.S. • Solicitors • Estate Agents

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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