

# BERNERA

COMRIE ROAD, CRIEFF, PH7 4BJ





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We are delighted to offer for sale this stunning period upper conversion, located in an established and sought after residential area within the popular market town of Crieff. Boasting an elevated position with a fine southerly aspect. An enviable location being within easy walking distance of the town centre, Morrisons Academy and Crieff Hydro Spa Hotel. Bernera is a beautiful and substantial home presented in move-in condition offering considerable period charm.

The spacious and versatile accommodation is set principally over 2 floors & comprises; ENTRANCE VESTIBULE leading to first floor LANDING with storage, large bright LIVING ROOM with bay window offering spectacular views to the surrounding countryside, DINING ROOM/BEDROOM 5, fully fitted BREAKFASTING KITCHEN, FAMILY BATHROOM, DOUBLE BEDROOM (currently utilised as a study) & separate UTILITY ROOM leading to the rear garden. The second floor comprises THREE BEDROOMS and newly installed BATHROOM.

A notable feature of the property is the private garden to the rear which has been well maintained by the current owner. The gardens are laid mainly to lawn with mature planting, shrubs, flower beds and paved patio. In addition there is a fully insulated out-building with power & water, comprises a main studio space and workshop area.

Bernera is warmed by gas central heating (combi boiler) and double glazing. A beautiful period with spacious and versatile accommodation, located in a prime location. Early viewing is advised and strictly by appointment only.

**3D Tour** <https://my.matterport.com/show/?m=FbJAfub1wjU>

**Energy Rating** 'D'

**Council Tax** Band 'F'

**Services** Mains water, electricity and mains drainage.

**Crieff** is a holiday town set in the picturesque Strathearn valley within the beautiful Perthshire countryside. Only 17 miles from Perth, 23 miles from Stirling, 49 miles from Glasgow & 46 miles from Edinburgh. A local bus service runs regularly within Crieff and also connections to Perth and Stirling. The town offers a full range of shops including supermarkets & individual specialist shops. There is a large medical practice, cottage hospital & dental practices. Crieff offers an excellent choice of schooling; 3 primary, Morrisons Academy, Crieff High, Ardvreck Preparatory all within Crieff & Glenalmond College only a short drive. Crieff offers a wide range of leisure activities: Golf: Courses at Crieff, Crieff Hydro, Gleneagles, Muthill, Comrie and St Fillans. Crieff Leisure Centre includes indoor recreation centre, gym & swimming pool private membership available for Crieff Hydro Hotel leisure. Fishing can be enjoyed with permits on the River Earn and its tributaries along with loch fishing at Loch Earn. Sailing & watersports enthusiasts can enjoy the magnificent setting of Lochearnhead, just 15 miles away.

**Irving Geddes**  
W.S. • Solicitors • Estate Agents















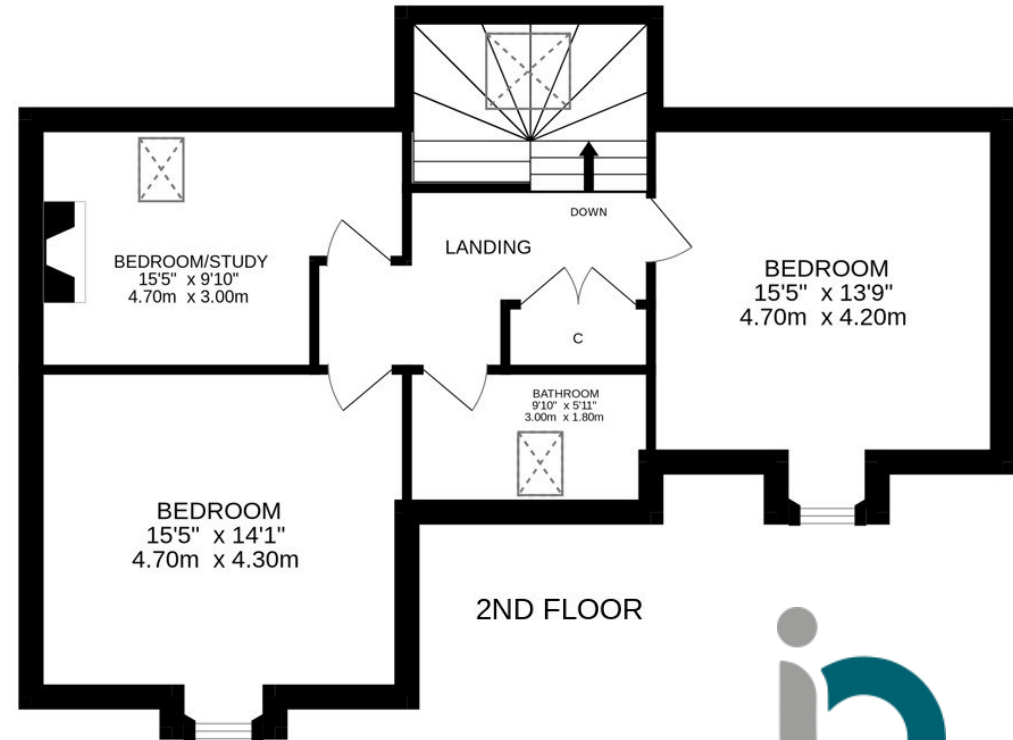
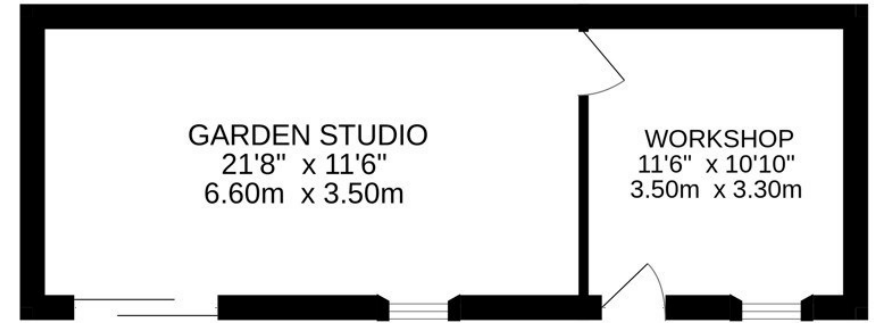
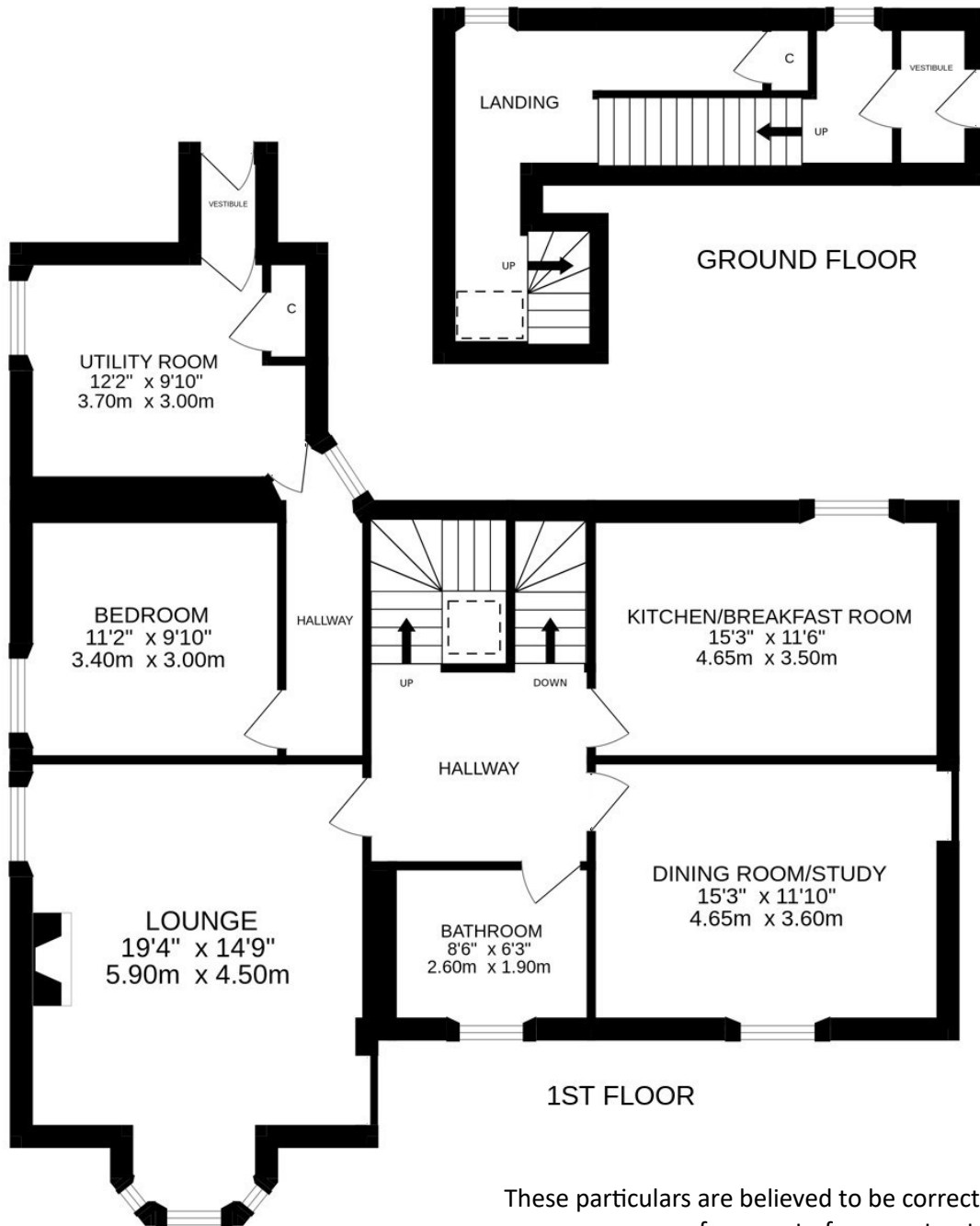












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate.





**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722