



HEATHFIELD,
27 VICTORIA TERRACE, CRIEFF, PH7 4AD



IrvingGeddes
W.S. • Solicitors • Estate Agents

HEATHFIELD, 27 VICTORIA TERRACE, CRIEFF, PH7 4AD

We are delighted to offer for sale this stunning, six bedroom/three reception room detached period property located within a prime residential area of Crieff. Beautifully presented and retaining considerable period charm.

Heathfield is set over three floors and comprises on the **Ground floor**: ENTRANCE VESTIBULE, HALLWAY, a beautiful dual aspect LOUNGE with bay window & ornate open fireplace and ceiling rose, DINING ROOM with bay window, feature fireplace & ceiling rose, BREAKFASTING KITCHEN with island and a range of base & wall units & Aga, DOUBLE BEDROOM with en-suite shower, rear hallway leading to a handy BOOT ROOM & UTILITY ROOM with pedestrian door to GARAGE.

First floor comprises; Landing, MASTER BEDROOM with dual aspect views & en-suite SHOWER ROOM, SITTING/FAMILY ROOM (bay window), 2 DOUBLE BEDROOMS & FAMILY BATHROOM.

Second floor comprises; Landing with eaves storage, 2 DOUBLE BEDROOMS with additional eaves storage.

Heathfield is warmed by gas central heating, with sash & case windows throughout.

External

The large attractive fully enclosed landscaped garden grounds to the front, side and rear comprise mono bloc entrance driveway from Heathcoate Road, offering ample parking for a number of vehicles, in addition to an area of lawn with mature planting & fruit trees. There is a double garage fitted with up & over electric door with additional door access to the front and side. A seating area to the front & side enjoys all-day sun and is laid with stone chips & mono bloc pavours.

Heathfield is a property full of period character and charm, offered in true move-in condition. A property enjoying an enviable location, being within walking distance of the town centre, Spa Hotel and private schooling at Morrison's Academy & Ardvreck School. Likely to be a very welcome addition to the market, early viewing is advised.

Energy Performance Rated 'E'

Council Tax Band 'G'

3D Tour <https://my.matterport.com/show/?m=8ESU6ZWNxSD>



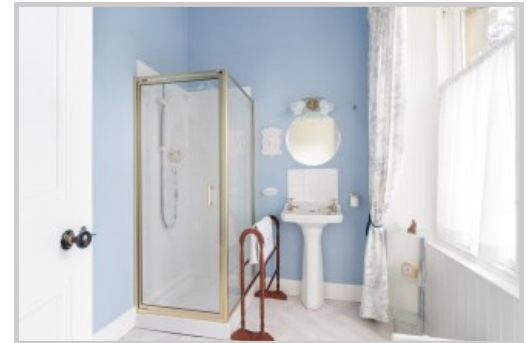
















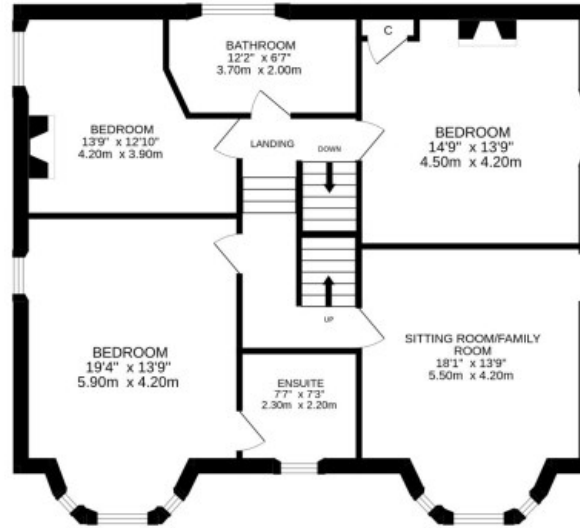
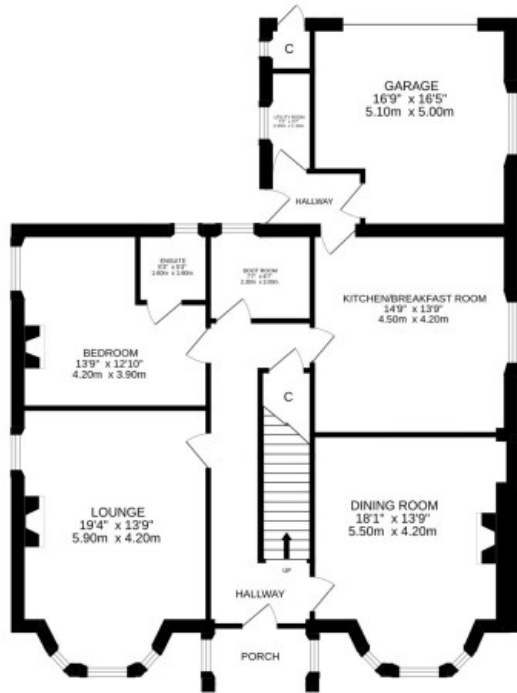




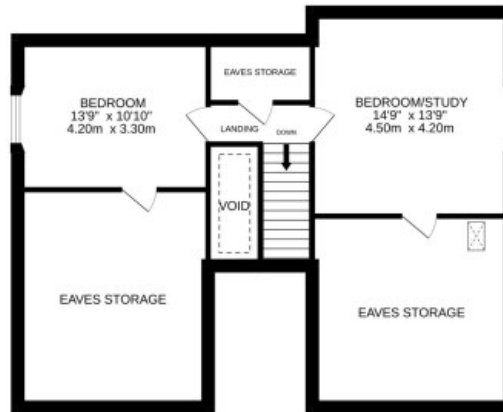
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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