



**Craggan**

35 Victoria Terrace, Crieff. PH7 4AD

**IrvingGeddes**  
W.S. • Solicitors • Estate Agents







## Craggan, Victoria Terrace, Crieff, PH7 4AD

Irving Geddes are delighted to offer for sale this charming and characterful late Victorian villa occupying an elevated position in one of Crieff's prime residential areas. Craggan offers substantial, versatile accommodation set over two floors, and comprises on the ground floor; VESTIBULE, HALL, DINING ROOM, LIVING ROOM, LOUNGE & BREAKFASTING KITCHEN. The rear wing offers development potential & consists of a STUDY/HOBBY ROOM, BATHROOM, FREEZER ROOM, LAUNDRY, WORKROOM, LARDER and CLOAKROOM. There are FOUR DOUBLE BEDROOMS, one with a large PLAY/STORE ROOM off, a 5th BEDROOM/STUDY, and SHOWER ROOM on the upper floor.

The mature grounds have an elevated & sheltered cottage garden area to the rear with greenhouse, potting sheds and vegetable plots. There is an enclosed section of lawn to the side, with planted rockery and paved patio and a larger area of lawn to the front with well stocked border. A tarmac drive offers ample parking and leads to a large double garage to the rear (with auto electric door and new roofing).

Craggan is a fine family home of full of period character, offering buyers much development opportunity. A property enjoying an enviable location, within walking distance of the town centre, Crieff Hydro Spa Hotel & private schooling at Morrison's Academy. Likely to be a very welcome addition to the market.















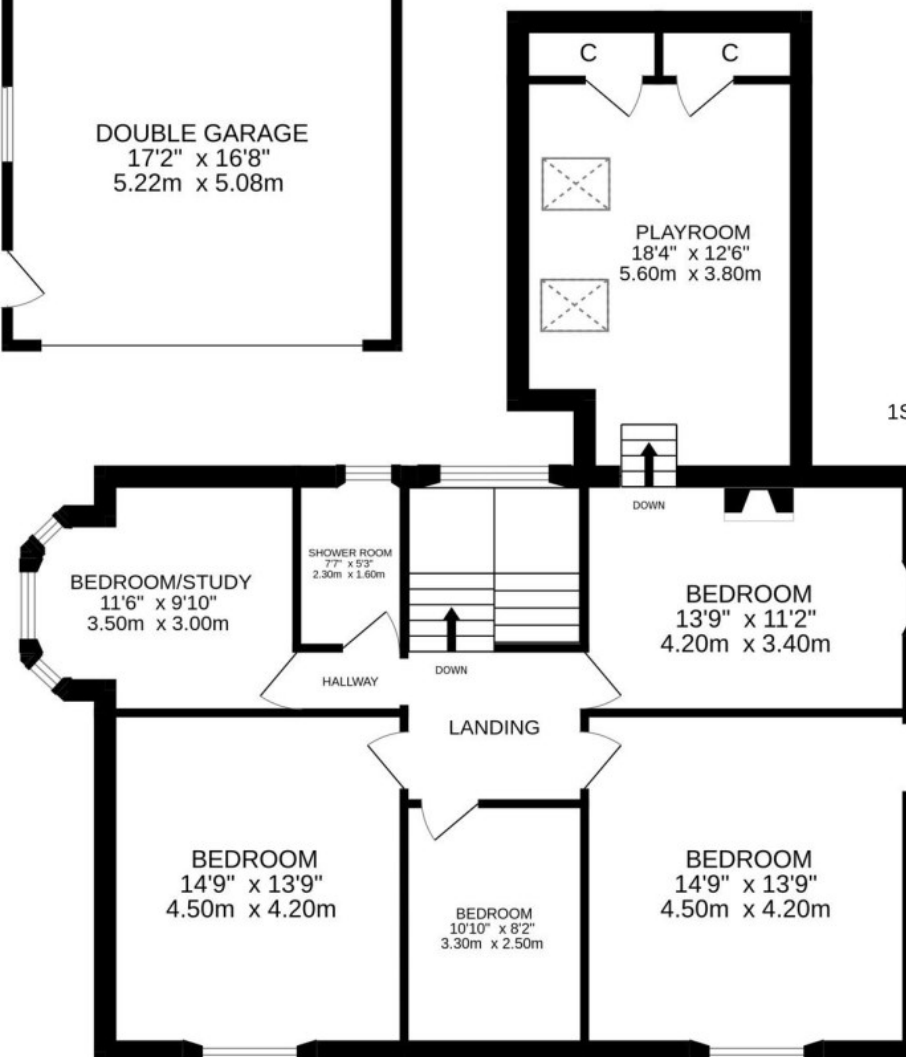
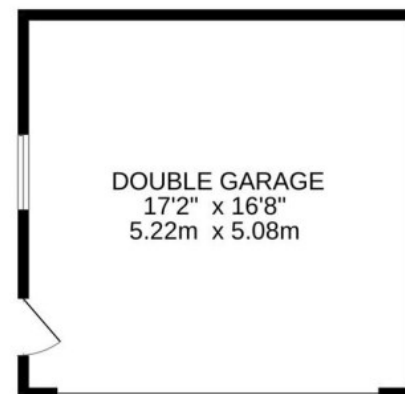
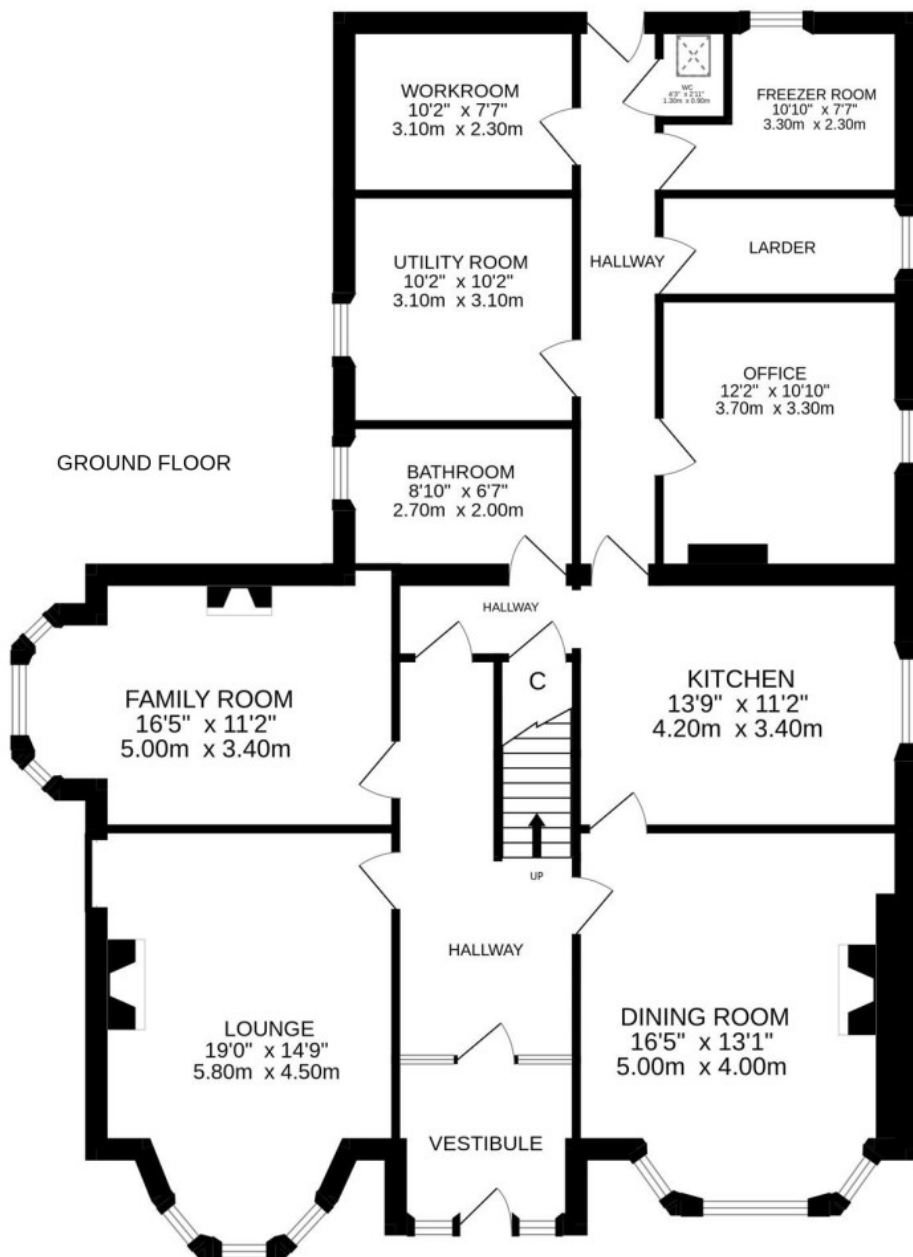












Energy Performance 'E' Rating Council Tax Band G

Services Mains water, electric, gas and drainage.

Viewing Strictly by appointment through Irving Geddes.

Video Tour <https://my.matterport.com/show/?m=6PuC4H3rK5F>

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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