



BLAIRHOSH
GWYDYR ROAD, CRIEFF. PH7 4BS

IrvingGeddes
W.S. • Solicitors • Estate Agents



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Irving Geddes are delighted to offer for sale this charming three bedroom semi-detached property occupying the ground floor of a handsome period property & located within a prime residential area of Crieff. Blairhosh is beautifully presented, modernised, yet retaining considerable period charm with ornate cornices, fire surround, window shutters & stained glass panels. This property offers spacious and flexible accommodation throughout.

Blairhosh is set over one floor with accommodation comprising; ENTRANCE PORCH, HALLWAY, LOUNGE with large bay and log-burning stove, ORANGERY/CONSERVATORY, BEDROOM/SITTING ROOM (with bay window), currently being utilised as an office & offers most attractive southerly views, beautiful bespoke fitted DINING KITCHEN with 2 Aga multifuel stoves (new liners), UTILITY area, TWO BEDROOMS & MODERN FAMILY BATHROOM.

The property benefits from a large fully enclosed south facing garden. There is a single garage located on Gwydyr Road with unrestricted on-street parking. Stone steps lead down the side of the property to an L-Shaped garden laid with stone paviour slabs, a decking area with glass balustrade overlooking Macrosty Park & spectacular southerly views of the surrounding countryside beyond. A tiered lawn boasting a timber sauna, slopes down to private gated access onto Comrie Road. There is mature planting throughout and borders are formed by stone walling, post/wire fencing & hedging.

Blairhosh is property of full of period character and charm and will have broad appeal, therefore early viewing is advised. A short distance of the town centre, Crieff Hydro Spa Hotel and private schooling at Morrison's Academy.

















Energy Performance D Rating Council Tax Band H

Services Mains water, electric, gas and drainage.

Video Tour <https://my.matterport.com/show/?m=1qyk2kBGqJ2>

Viewing Strictly by appointment through Irving Geddes.







Crieff
25 West High Street, PH7 4AU
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Comrie
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Aberfeldy
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