



3 DALMHOR  
EWANFIELD, CRIEFF, PH7 3DA

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





### 3 DALMHOR, EWANFIELD, CRIEFF, PH7 3DA

Irving Geddes are delighted to offer for sale this exceptional two bedroom upper apartment occupying the top floor of a converted villa of three properties, located in a prime residential area within the ever popular Perthshire town of Crieff. The handsome period property enjoys an enviable location, a short stroll to the Crieff Hydro Hotel & woodland walks of Knock Hill, and in easy reach of the town centre. A superior contemporary home boasting tremendous south & westerly views from the substantial open plan lounge/dining kitchen & private sun terrace.

The spacious accommodation is located on the second floor & comprises a private store at the top of the communal stair, a large HALLWAY with cupboard and access to private BALCONY, generously sized LOUNGE, with feature recessed wood-burning stove, open to a fantastic modern DINING KITCHEN with central island. There is a SHOWER ROOM and TWO DOUBLE BEDROOMS, one with an EN-SUITE SHOWER and the other with a Juliet balcony.

Warmth is provided by gas central heating and the property is fully double-glazed. There is private residents parking and No.3 has a private garden area laid to lawn and an external store.

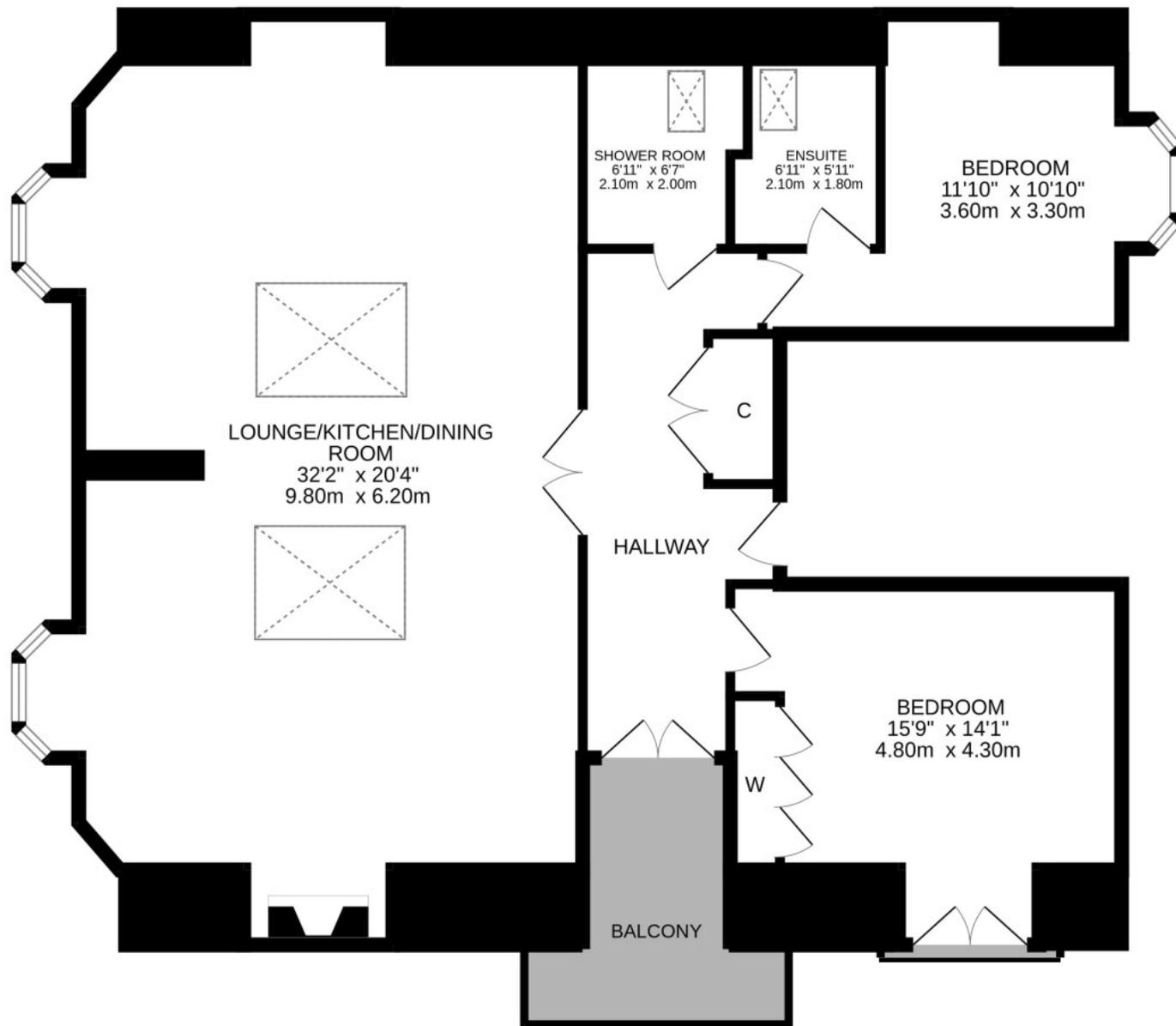
A stunning energy efficient home in a sought after location, presented in true move-in condition. No.3 Dalmhor is likely to be a welcome addition to the market and early interest is advised.











Video Walkthrough <https://my.matterport.com/show/?m=4qnG336rxY3>

Energy Performance B Rated (84). Council Tax Band D

Viewing Strictly by appointment through Irving Geddes - 01764 653771

# Irving Geddes

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