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# UAM-VAR,

## 11 CARRINGTON TERRACE, CRIEFF, PH7 4DY

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# Uam-var, 11 Carrington Terrace, Crieff, PH7 4DY

We are delighted to offer this stunning 4/5 bedroom period villa, tastefully refurbished, retaining a great deal of charm and character, offering spacious and flexible accommodation over three floors. The property enjoys a very convenient central location, within easy reach of the many amenities and services available within the ever popular Perthshire market town of Crieff.
Notable features include beautiful high ceilings, ornate cornicing, a wood burning stove, solid oak flooring and large windows providing plenty of natural light.

Accommodation on the ground floor comprises; ENTRANCE PORCH, HALLWAY with under-stair PANTRY, LOUNGE with wood burning stove & bay window, fitted KITCHEN, UTILITY ROOM, REAR HALLWAY & WC. The first floor comprises; LANDING with storage cupboard, FAMILY BATHROOM, THREE DOUBLE BEDROOMS, ONE SINGLE BEDROOM (currently utilised as a study). The top floor boasts another sizeable BEDROOM with 3 velux windows, making this a bright and airy room.

Externally:
The property boasts a large, south facing private gardens which consist of a log shed, large section of lawn, mature trees, an array of colourful planting and a driveway providing off-street parking (accessed from Sauchie Road). The property benefits from a spacious cellar, providing an excellent amount of storage space. Warmed by gas fired central heating.

Uam-Var is a charming, substantial family home of real character, presented in true move-in condition. Likely to have broad appeal and early interest is advised.

Energy Performance 'D'  Council Tax Band 'E'

3D Tour https://my.matterport.com/show/?m=bqxvb8yaqqo

Viewing strictly by appointment - 01764 653771/670325

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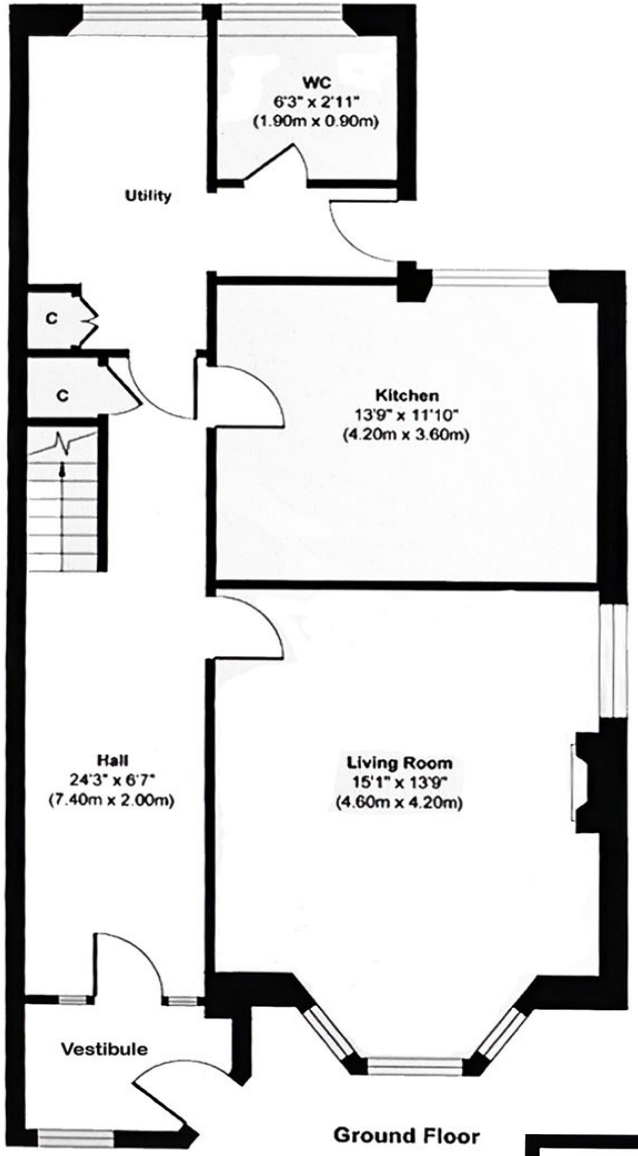
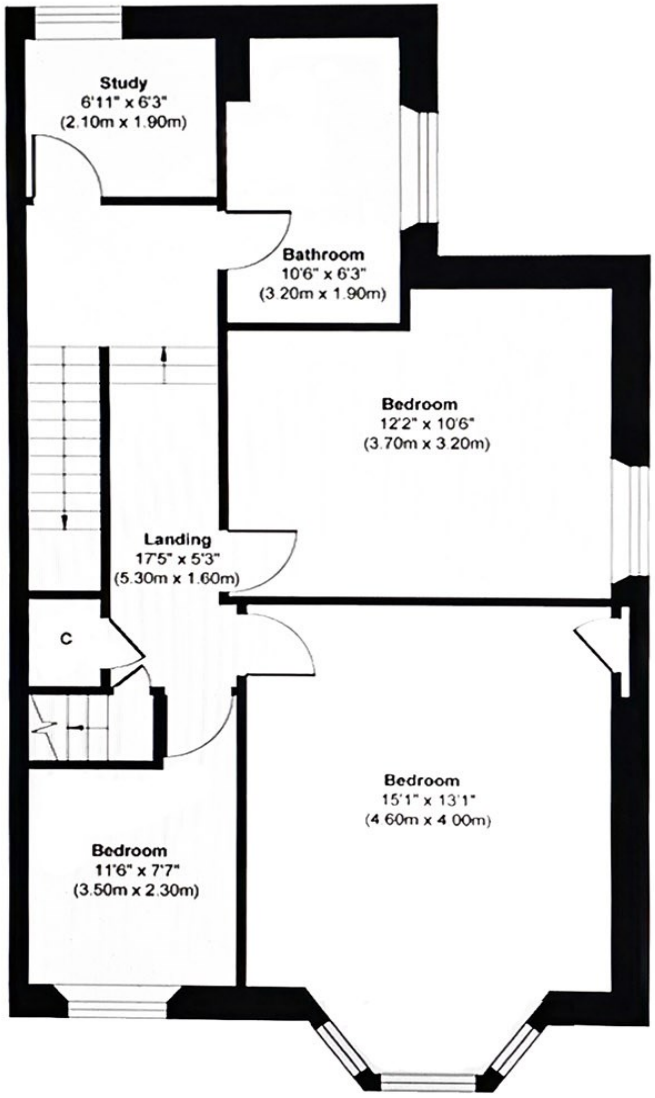
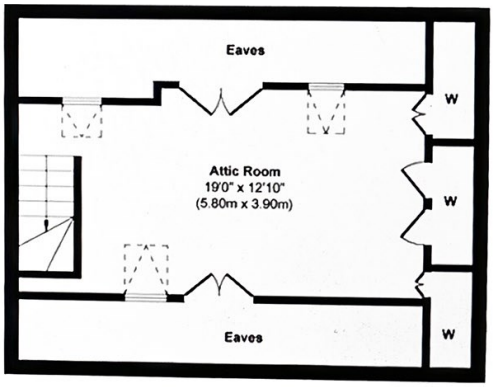



Ground Floor




First Floor




Top Floor

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