



Forthill

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FORTHILL, EWANFIELD, CRIEFF, PH7 3DA

## FORTHILL, EWANFIELD, CRIEFF, PH7 3DA

Irving Geddes are delighted to offer for sale this spacious, beautifully presented four bedroom semi-detached period villa occupying a central position within the ever popular Perthshire town of Crieff. A most impressive family home of real character, offering sizeable & versatile accommodation over two floors. The ground floor comprises; ENTRANCE PORCH with Victorian flooring & ornate stained glass inner door, HALLWAY, LOUNGE with log burner & bay window, SITTING ROOM/SNUG with log burner, open plan DINING ROOM leading to a fully FITTED KITCHEN (2 ovens, halogen hob, dishwasher, fridge freezer), UTILITY ROOM with door giving access to rear garden. Off the rear hallway there is a WC and side door leading to the driveway & GARAGE. The upper floor LANDING is flooded with natural light from a stained glass window, a handy storage cupboard is also located here. There are 3 DOUBLE BEDROOMS, 1 SINGLE BEDROOM/STUDY and FAMILY BATHROOM with separate shower unit.

There is private off-street parking in front of the single garage, laid with mono-bloc paving (electric roller door, new roof & pedestrian door, power & lighting).

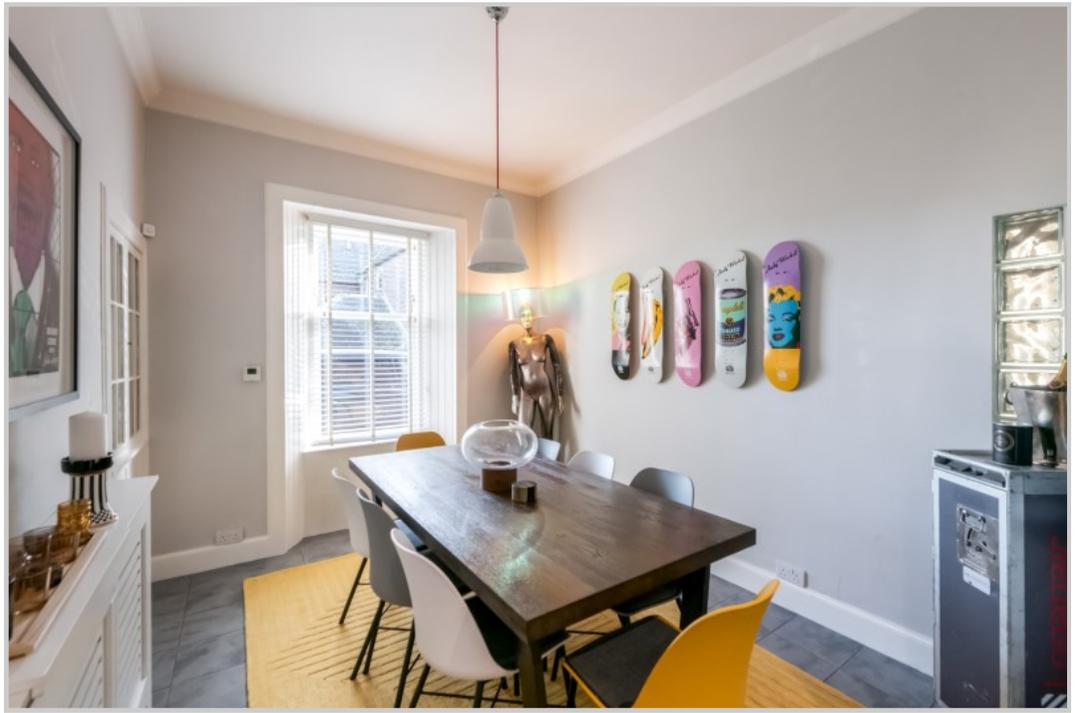
The front garden is laid to lawn with mono bloc paths & stone chippings. There is a paved patio area accessed directly from the utility room with steps up to a good sized area of lawn, an attractive paved sun terrace located at the far end of the garden. Garden boundaries are formed by stone walls and mature planting.

A most handsome period property offering much appeal, with ornate cornice/ceiling rose, wood-burning stoves, original doors, balustrade, fire surrounds & boasting a much sought after location. Forthill will undoubtedly be a most welcome addition to the market, a particularly fine family home enjoying a central location and within walking distance of the town centre, Hydro Spa Hotel, Morrison's Academy, Ardreck Prep school & the woodland walks of Knock hill.





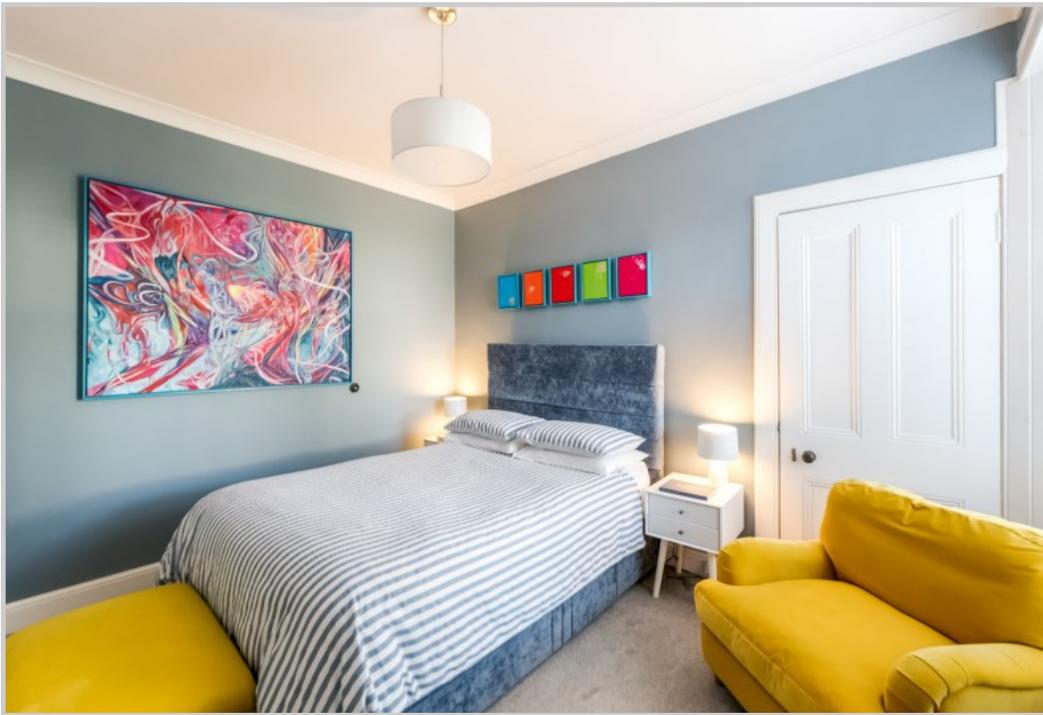










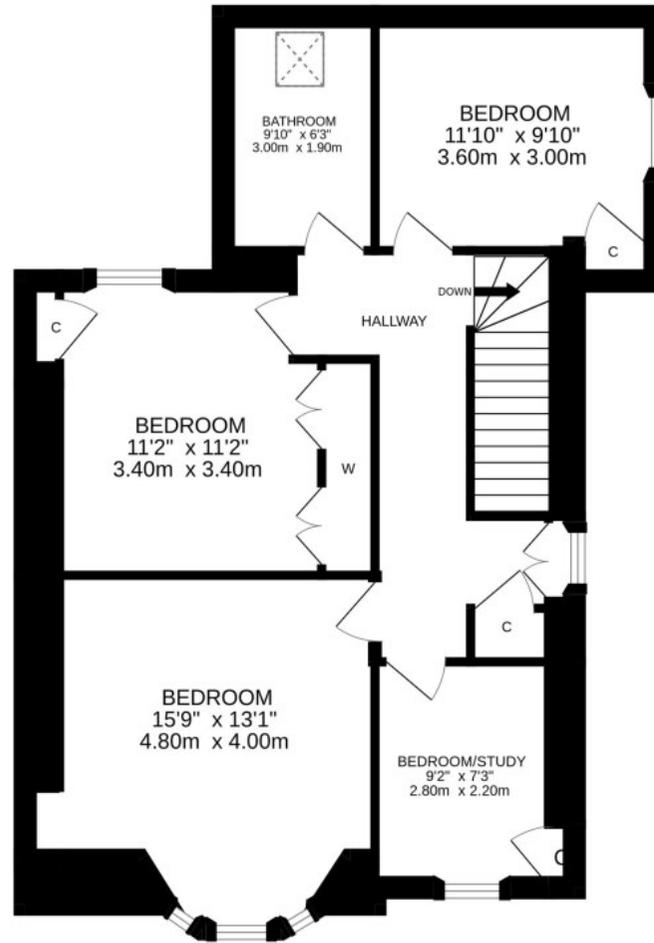
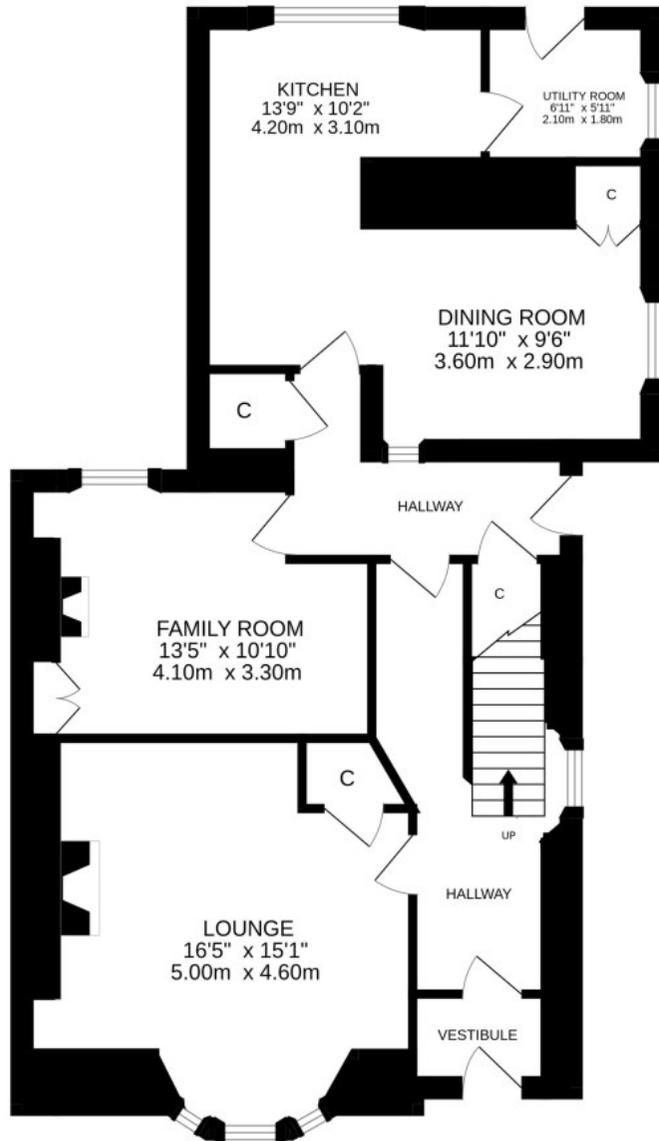




Services Mains water, electric, gas and drainage.

Video Tour <https://my.matterport.com/show/?m=MzKYPKq8yDa>

Viewing strictly by appointment - 01764 653771







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