



Miller Hendry
SOLICITORS AND ESTATE AGENTS



**Highfield, Highfield Perth Road, Crieff,
PH7 3EQ**

- MAISONETTE APARTMENT
- THREE RECEPTION ROOMS
- KITCHEN, UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- BATHROOM, CLOAKROOM
- GCH, DG
- SHARED DRIVEWAY, PARKING
- PRIVATE GARDEN



Offers Over £345,000



This stunning main door first and second floor apartment conversion of a handsome period property is located in one of Crieff's prime residential areas. Highfield is presented in immaculate condition and offers substantial and flexible accommodation, a private garden, parking and extensive views across the Ochil Hills.

Entry is via a stable door into a Vestibule with stairs up to the first floor. On this level there are three reception rooms, a large bright Lounge with open fire and benefits from a bay window taking advantage of the fabulous views. There is also a Sitting Room and a Dining Room, both with open fireplaces and recessed storage. The Kitchen is fitted with a range of units with integrated Bosch fridge freezer and overhead extractor above a 6 burner Falcon gas range cooker. There is space and plumbing for a dishwasher as well as room for informal dining. The Utility Room offers storage and plumbing for a washing machine which is included in the sale. Also on this level is Bedroom Four with built in storage, a Cloakroom with WC and wash hand basin and the Bathroom comprising WC, wash hand basin, heated towel rail and bath with electric shower over. There is also a large storage cupboard housing the central heating boiler. At the end of the Hallway is an open space which could be used as a workspace, and there is storage under the stairs. The stairwell is naturally lit by a spectacular Cupola Skylight, and leads to the upper level and the remaining three Bedrooms, one of which has a walk-in wardrobe. Externally there is a private enclosed garden, a shared driveway, parking space and two secure sheds.

Warmed by gas central heating and double glazed throughout this beautifully modernised period home is likely to be a very welcome addition to the market, early viewing is advised.

Hallway	3'7" x 22' (1.09m x 6.71m)	Cloakroom	3'4" x 6'6" (1.02m x 1.98m)
Hallway Workspace	12'8 x 5' (3.86m x 1.52m)	Bedroom Four	10'9" x 12'2" (3.28m x 3.71m)
Lounge	14'5" x 19'6" into bay (4.39m x 5.94m into bay)	Bathroom	8'1" x 10'7" (2.46m x 3.23m)
Sitting Room	11'6" x 15'5" (3.51m x 4.70m)	Bedroom One	14'3" x 19'5" at widest (4.34m x 5.92m at widest)
Dining Room	10'9" x 13'3" (3.28m x 4.04m)	Bedroom Two	9'9" x 18'5" at widest (2.97m x 5.61m at widest)
Kitchen	10'2" x 11'9" (3.10m x 3.58m)	Bedroom Three	10'2" x 12'1" (3.10m x 3.68m)
Utility Room	3'2" x 7'11" (0.97m x 2.41m)		



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GROUND FLOOR 234 sq.m. (2530 sq.ft.) approx. FIRST FLOOR 122.5 sq.m. (1323 sq.ft.) approx. 2ND FLOOR 61.3 sq.m. (660 sq.ft.) approx.



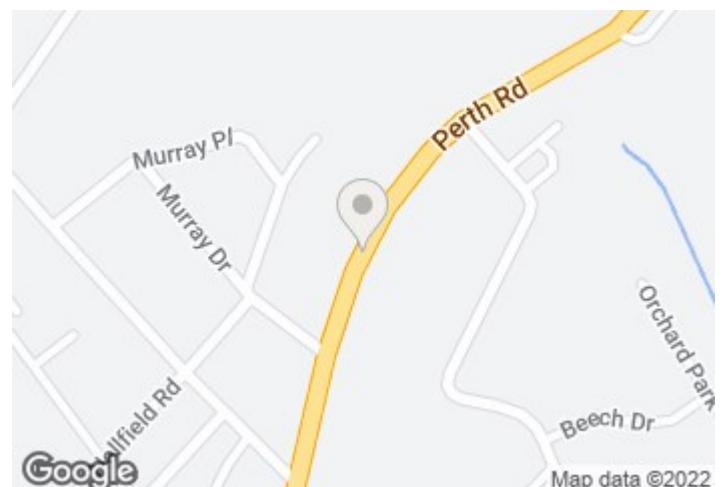
TOTAL FLOOR AREA: 177.6 sq.m. (1912 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INCLUDED IN SALE: Fitted carpets, curtains and window blinds. Integrated appliances as specified. Gas range and washing machine (no warranties given).

VIEWING: Contact our Crieff Property Department on 01764 670077.

HOME REPORT VALUE: £345,000

COUNCIL TAX: Band E



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