



**Miller Hendry**  
SOLICITORS AND ESTATE AGENTS



The Coach House Gwydyr Road, Crieff,  
PH7 4BS

- DETACHED VILLA
- LOUNGE, DINING ROOM
- KITCHEN
- TWO BEDROOMS, BOX ROOM
- BATHROOM, EN SUITE, WC
- DG, GCH
- GARAGE, GARDENS



Offers Over £310,000

[www.millerhendry.co.uk](http://www.millerhendry.co.uk)

01738 630222



The Coach House Gwydyr Road, Crieff, PH7 4BS



Miller Hendry is thrilled to bring to the market this charming and characterful property situated in a sought after residential area of Crieff. It does require a scheme of upgrading but presents a unique opportunity for someone to put their stamp on it and turn it into a wonderful family home.

The main front door leads into the Hallway with stairs down to the living accommodation and stairs up to the bedrooms. On the lower Level there is a good sized Kitchen which is fitted with a range of units. There is a door out to the garden, space to dine and a door through to the Dining Room which is a great size and has patio doors out to the rear garden. There is a small cloakroom off the dining room comprising a WC and wash hand basin. The Lounge is also a good sized room featuring beams, a stone build fireplace with open fire and a large picture window overlooking the rear garden. On the upper level there is a Box Room and two generous double Bedrooms, both with fitted storage. Bedroom One benefits from an En Suite comprising a shower, WC and wash hand basin and Bedroom two has access to the main Bathroom comprising a bath, WC, wash hand basin and bidet. Externally there is a garage with remote control roller shutter door and storage above, car port and generous tiered gardens to the rear with a lawn, plenty of mature planting, fruit trees and a green house, summer house and conservatory.

Benefitting from double glazing and gas central heating, this delightful property is a welcome addition to the market and should be seen to appreciate the location and potential on offer. Early viewing is a must.



Hallway  
5'10" x 14'4" (1.78m x 4.37m)

Lounge  
16'1" x 16'1" (4.90m x 4.90m)

Dining Room  
15'3" x 15'9" (4.65m x 4.80m)

Kitchen  
9'8" x 17'3" (2.95m x 5.26m)

WC  
2'4" x 6'9" (0.71m x  
2.06m)

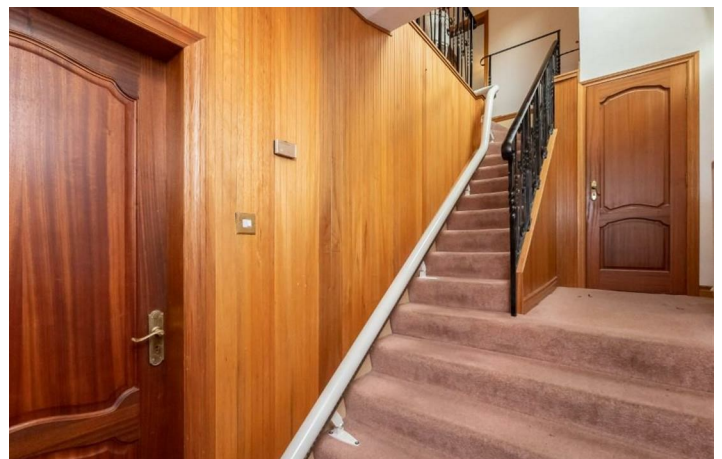
Bedroom One  
13'1" x 16'8" (3.99m x 5.08m)

En Suite  
5'6" x 5'11" (1.68m x 1.80m)

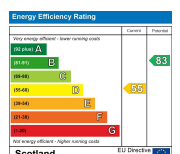
Bedroom Two  
13'1" x 13'1" (3.99m x 3.99m)

Box Room  
5'9" x 7'8" (1.75m x 2.34m)

Bathroom  
5'7" x 12'11" (1.70m x 3.94m)



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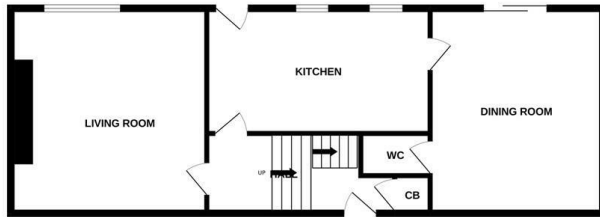


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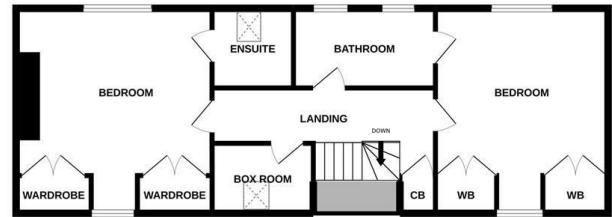


# The Coach House Gwydyr Road, Crieff, PH7 4BS

GROUND FLOOR



1ST FLOOR



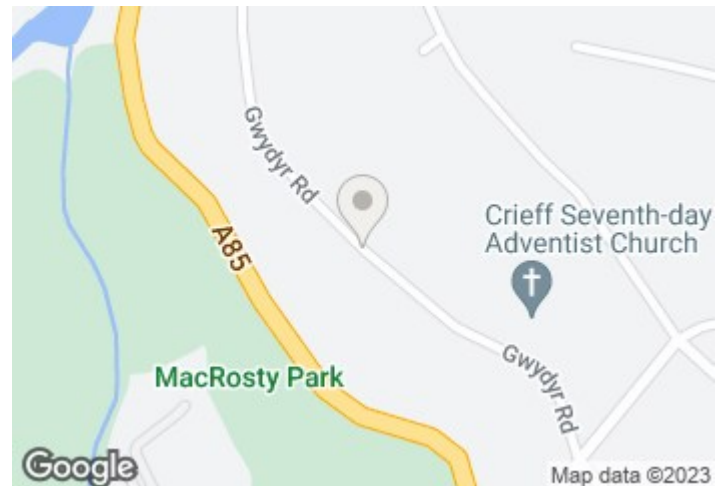
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 and curtains. Gas cooker (no warranty given). Summer house and greenhouse.

**VIEWING:** Contact our Perth Property Department on 01738 630222.

**HOME REPORT VALUE:** £310,000

**COUNCIL TAX:** Band D



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First and foremost - your interests



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Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer of contract or part thereof, and dimensions are approximate.