



THE ELMS

Connaught Terrace, Crieff, PH7 3DJ



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An elegant, upper flat, within a handsome Victorian villa conversion, set apart by enviable, elevated views South over the historic townscape of Crieff and onto the undulating Strathearn scenery beyond.

The well-appointed, first floor flat is accented by period features and has the advantage of a private main door entrance, an attic level, and a private garage.

*Perth City Centre 18 miles (28 km); Stirling City Centre 22 miles (35 km);
Glasgow City Centre 49 miles (78 km); and Edinburgh City Centre 57 miles
(92 km).*

(All distances are approximate).

ACCOMMODATION SUMMARY

Approximate Gross Internal Floor Area: 1389 sq. ft (129 sq. m)

First Floor:

Entrance Vestibule, Reception Hall, Sitting Room, Kitchen/Breakfast Room, Double Bedroom 1, Double Bedroom 2, and Shower Room.

Attic Level:

Combed, floored attic, accessed via a traditional staircase from the first floor reception hall.

Exterior:

Private Garage with electricity and lighting. Access to and use of private drying green terrace to the north of the property. External cellar.

GENERAL DESCRIPTION

The Elms forms part of a handsome, traditional stone villa on Connaught Terrace, dating to the late 19th Century. Arranged across the first floor of the former semi-detached dwelling, along with the attic room above, the proudly positioned upper apartment affords approximately 1,388 sq. ft (129 sq. m) of generously proportioned accommodation and superlative, southerly views over Crieff to the distant hills.





Distinguished by red sandstone masonry details, impressive bay windows, and a slate roof with painted overhanging eaves, the façade of the property has the stature and presence associated with period homes in the sought-after, historic neighbourhood. The accommodation has been adapted and upgraded over the passage of time to balance heritage character with modern comfort. Notably, the roof was professionally overhauled in 2025 and re-slatted.

Internally, the principal rooms are defined by generous period proportions and high ceilings, while the tall windows have been updated with modern, double glazing. The catalogue of period features includes dado railing, handsome door architraves, exposed timber flooring, and ornate corning; the latter lent additional elegance by precision, gold leaf effect paintwork.

From Connaught Terrace, a traditional, wrought-iron pedestrian gate provides access into the curtilage of the villa, where a gravel pathway sweeps along the southeastern elevation, leading to the steps which rise to the private entrance door into The Elms.

An appendage to the original stone façade, the entrance porch prefaces the principal accommodation with a practical, light-filled vestibule, suitable for the storage of shoes/boots and coats. The inner door opens into an impressive, split-level reception hall, which serves as a central circulation area and is notably spacious, with ample room for a dining suite or study furniture, in addition to the lower foyer space. A pair of tall windows, with working shutters, draw in light from the southeast, while beautifully decorated corning and a distinctive, arched recess impress the heritage of the property.

Ideal for both sociable, day-to-day living and entertaining when occasion demands, the central reception hall interlinks all the principal rooms on the first floor, including the sitting room and the kitchen/breakfast room.

The sitting room is set against the south westerly elevation, extending into a broad bay window, which captures the dramatic, far-reaching views over the town of Crieff towards the distant hills. Set against the splendid backdrop of the Strathearn scenery, the room is well-suited for either effortless, relaxed living or hosting, easily accommodating both a lounge suite and a dining table. A working, open fireplace, with a tiled hearth and a carved wooden mantle and surround, provides a charming focal point to the lounge area.

The kitchen/breakfast room is fitted with a generous range of timeless wall and floor-mounted cabinets, accented by classic tiled splashbacks, practical worksurfaces, and grey oak effect flooring. It is well-equipped with a gas cooker, providing a grill, oven, and four-ring hob, as well as a free-standing Beko fridge/freezer, and a washing machine. There is room for a breakfast table and chairs and a tall window with an elevated outlook over Connaught Terrace.





There are two, well-proportioned double bedrooms, both with their own individual character and charm, inbuilt storage, and wooden flooring. The principal bedroom has a south-facing window, sharing in the standout views, as well as a deep cupboard with plumbing connections and a Building Warrant for its conversion into an ensuite shower room (valid to April 2028). The second double bedroom is dual aspect and benefits from timeless corner wardrobes, which provide a wealth of storage.

The shower room is positioned off the hall and has limestone-style wall tiling, a generous shower enclosure with a Mira shower, a wash hand basin on a lower vanity unit, a wall-mounted, mirrored vanity cabinet, a WC, a radiator, and a window providing natural light.

One of the traditional four-panel wooden doors around the reception hall opens to reveal a storage area with shelving, fitted coat hooks, and the wooden staircase rising to the attic room. The timber-lined, combed attic has an abundance of charm and, while of restricted ceiling height, has been used as a study and snug. The bright space has two Velux windows, the largest of which is a particularly exceptional, elevated vantage point from which to enjoy the far-reaching views above the townscape and towards the surrounding Strathearn scenery.

Externally, The Elms has a private garage, accessed off Connaught Terrace, providing secure parking or storage and supplied with electricity and lighting. The property also has an external cellar housing the gas meter and storage space, as well as access to, and use of, a private drying green terrace owned by the lower apartment.

Situation

Crieff is an historic market town, set amidst the splendid scenery of the vale of Strathearn in Perthshire. Once a fashionable Victorian Spa resort, today, the town owes much of its character to the 19th Century development which sprung up around the wellness tourism of the era. Lying on the lower slopes of The Knock in the north-east of the settlement's Conservation Area, Connaught Terrace typifies the architectural tastes of the time, with its succession of stone villas set in leafy plots, as well as the Murraypark Hotel.

Crieff provides a broad range of day-to-day services including independent shops, cafés, restaurants, supermarkets, and health facilities. It is also well known for its strong sense of community and its access to outdoor pursuits, the surrounding countryside offering walking, cycling and recreational opportunities in abundance.

Nearby attractions and amenities include Crieff Golf Club, MacRosty Park, the Knock of Crieff, Crieff Hydro Hotel, and the wider Strathearn countryside. Gleneagles Resort, with its world famous hotel, leisure facilities and championship golf courses, lies approximately an 11-mile drive to the South, while Perth provides all the cultural attractions, leisure facilities, and retail opportunities one would expect from a city of its size.



Crieff is well placed for travel across central Scotland and the Scottish Highlands, with road links connecting onwards to Perth, Stirling, Edinburgh and Glasgow. The surrounding Perthshire landscape, with its hills, woodland, rivers and estates, provides an attractive backdrop to everyday life.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment. Please contact the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160. Opening hours: Monday to Friday 9.00am to 5.30pm and Saturday 10.00am to 2.00pm (via telephone and website). On the weekend, out of hours, please contact the owner directly on +44 7552 224 790 (WhatsApp).

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH7 3DJ. What3Words: ///prowess.estimates.mend

Fixtures and Fittings

The property is available for sale fully furnished, with most of the existing furniture, floor coverings, blinds/curtains, and kitchen appliances. The wall hangings are excluded from the sale. For further information, please contact the selling agents.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains electricity, gas, water, and drainage. Connaught Terrace has unmetered, on-street parking.

Classifications

Council Tax Band - D
EPC Rating - D

Tenure

Freehold

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

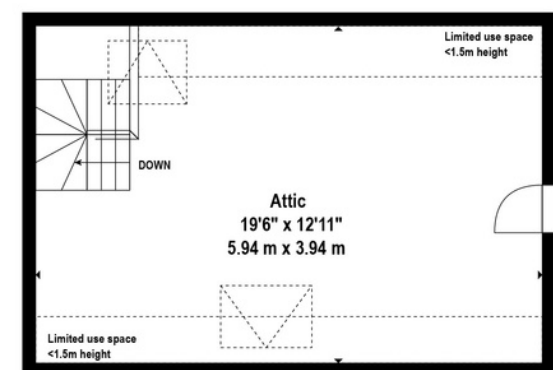
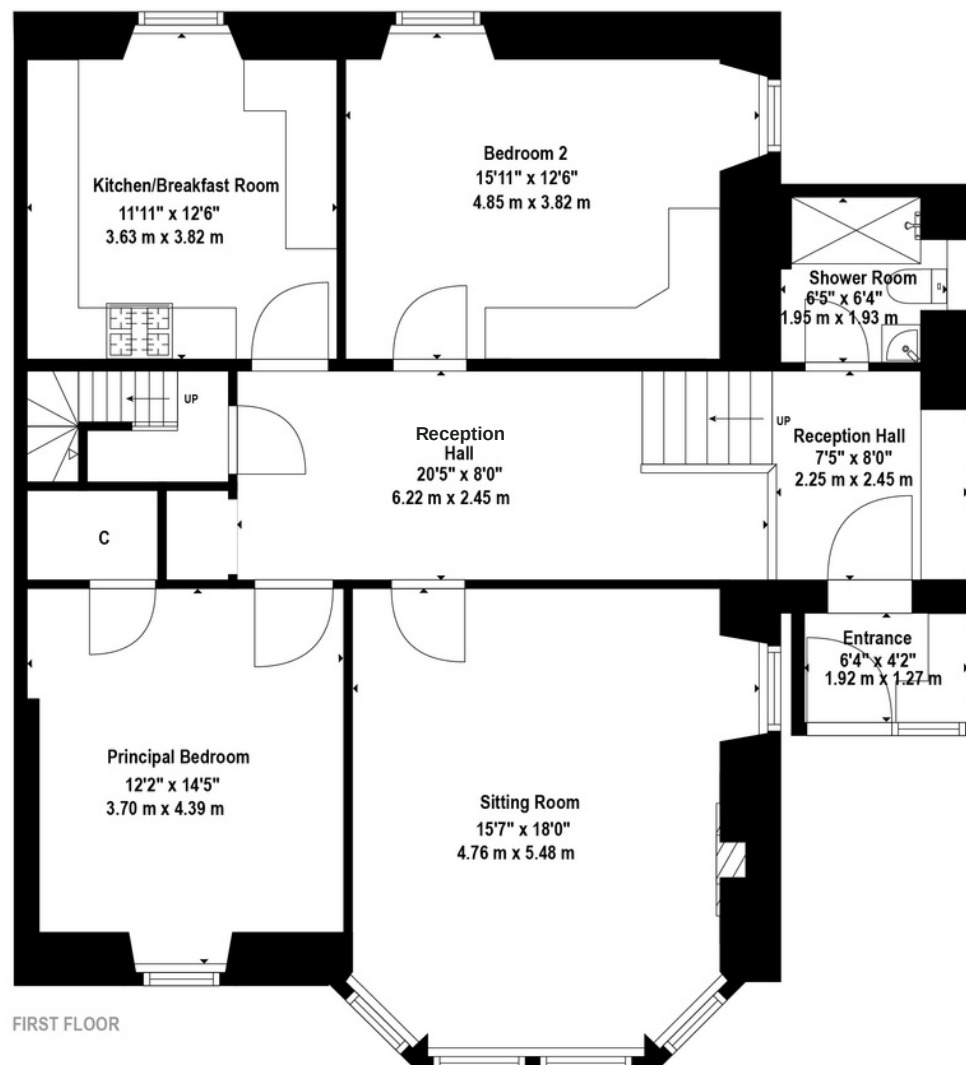
Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.







The Elms, Connaught Terrace, Crieff, Perth and Kinross, PH7 3DJ

Measurement point

Indicates area of Limited Use Space

Gross internal area: 1388.54 sq ft / 129 sq m



Plan produced for Rettie by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

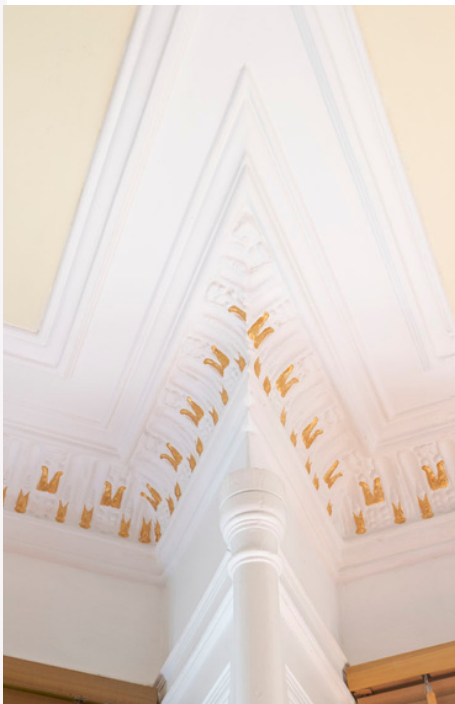
Important Notice

Rettie & Co. give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [[Privacy Policy](#) | [Rettie](#)] and Coadjute's Data Security Statement [[Data Security Statement - Coadjute](#)].





RETTIE

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