



GLENSHEE

15 Victoria Terrace, Crieff, PH7 4AA





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A handsome Victorian villa occupying an attractive position in the historic market town of Crieff, Glenshee offers generous and versatile accommodation, rich in period character. Set within established garden grounds, the property enjoys an enviable position opposite Morrison's Academy, with Crieff's amenities and the beautiful Perthshire countryside close at hand.

Summary of Accommodation

Ground Floor: Entrance porch, entrance hall, lounge, family room, dining room, kitchen/breakfast room, shower room.

First Floor: Four double bedrooms and family bathroom. Study/home office (accessed off back stair).

Garden & Grounds: Established front and rear gardens, mature trees and shrubbery, patio areas, timber pergola, garden room, single garage, storage shed, chipped driveway, coal/log bunker.







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Situation

Crieff is a historic market town, set amidst the splendid scenery of the Vale of Strathearn in Perthshire. Once a fashionable Victorian spa resort, the town owes much of its character to the 19th-century development that grew around the wellness tourism of the era.

Regarding schooling, Morrison's Academy is situated directly across the street from the property, offering a well-regarded independent education with a strong academic record and a broad range of extracurricular activities. Further primary is available closely at Ardvreck and secondary schooling options are available including Glemamond College in easy reach.

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 access to outdoor pursuits, with 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 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 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 Description

Glenshee is approached through wrought iron gates, with a gravel driveway leading to the impressive stone-built façade. Dating from the Victorian period, the house displays the architectural character of the era, with warm-toned sandstone, contrasting ashlar detailing, elegant bay windows and distinctive pitched dormers.

The property is entered through a welcoming vestibule, with glazed entrance doors opening into a spacious reception hall, which provides access to the principal ground-floor accommodation and the staircase to the upper floors.

The elegant lounge is a beautifully proportioned reception room, centred around a traditional fireplace with a gas fire, creating a welcoming focal point. A generous bay window floods the room with natural light, while ornate decorative corning adds a touch of period charm. Next door, the family room offers a more intimate and informal living space, with a wood-burning stove set within a fireplace, creating a cosy setting.

The impressive dining room offers an elegant setting for formal dining and entertaining, with ample space for a large dining table. A generous bay window overlooks the garden, drawing in plenty of natural light, while the ornate corning and decorative ceiling rose and cast iron fire place enhance the room's timeless appeal.

The spacious dining kitchen offers excellent practicality, featuring an extensive range of cream cabinetry, generous worktop space and tiled splashbacks. An Aga range cooker with gas hob and an extractor hood above provides a characterful focal point, while the sink with drainer sits beneath a large window, bringing natural light into the room. Inbuilt cupboards offer valuable storage, with additional space beneath the worktops for appliances. There is ample room for a dining table and additional furniture, while a door provides convenient direct access to the back of the property.

The kitchen also leads to the back stairs which access the former maid's quarters, currently arranged as a study or studio but offering the flexibility for alternative uses.

Completing the ground-floor accommodation is a well-appointed shower room, featuring a generous corner shower enclosure with a rainfall shower and separate handheld attachment. The WC and wash hand basin complete this practical and well-presented space.

The staircase rises from the entrance hall to the first-floor landing, where a striking stained-glass window adds a beautiful splash of colour and character. The landing provides access to the principal sleeping accommodation and family bathroom, while the traditional staircase and period detailing continue the home's distinctive Victorian charm.

The two front-facing bedrooms are equally generously proportioned, each offering a wonderful sense of space and retaining the elegant features synonymous with the period. Both bedrooms are bright and spacious, with large windows allowing plenty of natural light and ample space for additional furnishings. Both overlook the beautiful front garden and feature corning around the room, whilst creating a sense of space with high ceilings.



The third and fourth bedrooms are both bright and inviting, with large windows drawing in natural light and enhancing their sense of space. Both are well proportioned, with ample room for bedroom furniture and storage, while their versatile layouts offer flexibility to suit a variety of needs.

The family bathroom completes the first-floor accommodation, featuring a traditional bath, pedestal wash hand basin and WC. White timber panelling to dado height level lends a classic finish to the lower walls, while the large window allows natural light to filter into the room.

Garden & Grounds

The front garden is attractively established, with mature trees and well-established shrubs, including holly and birch, creating a leafy setting. The boundaries are lined with established shrubbery, while colourful planting adds interest throughout the seasons. The garden is mainly laid to lawn, with a small patio providing a pleasant spot to sit and enjoy the sunshine. The frontage enjoys an appealing sense of openness, with views extending across the surrounding landscape towards Ben Vorlich and the Callander hills.

The rear garden is attractively arranged, with a central lawn bordered by mature trees, established shrubs and planting, creating a pleasant sense of privacy. A paved patio sits alongside the house, while a timber pergola and decking adds character and provides an inviting setting for outdoor relaxation. The garden also benefits from a garden room with glazed doors and electricity, offering a versatile space for hobbies, creative pursuits or a peaceful garden retreat. A single garage space provides useful covered parking, alongside a separate storage shed.

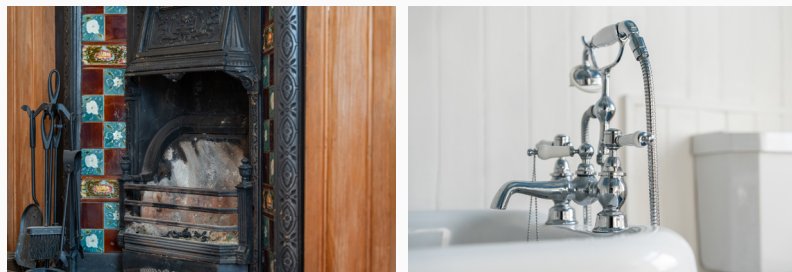
GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation, the postcode is PH7 4AA.



Classifications

Council Tax – G
EPC

Local Authority

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. 01738 475000.

Tenure

Freehold

Services

Mains drainage, mains electricity and mains water.

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.

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.

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 mis-statement 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

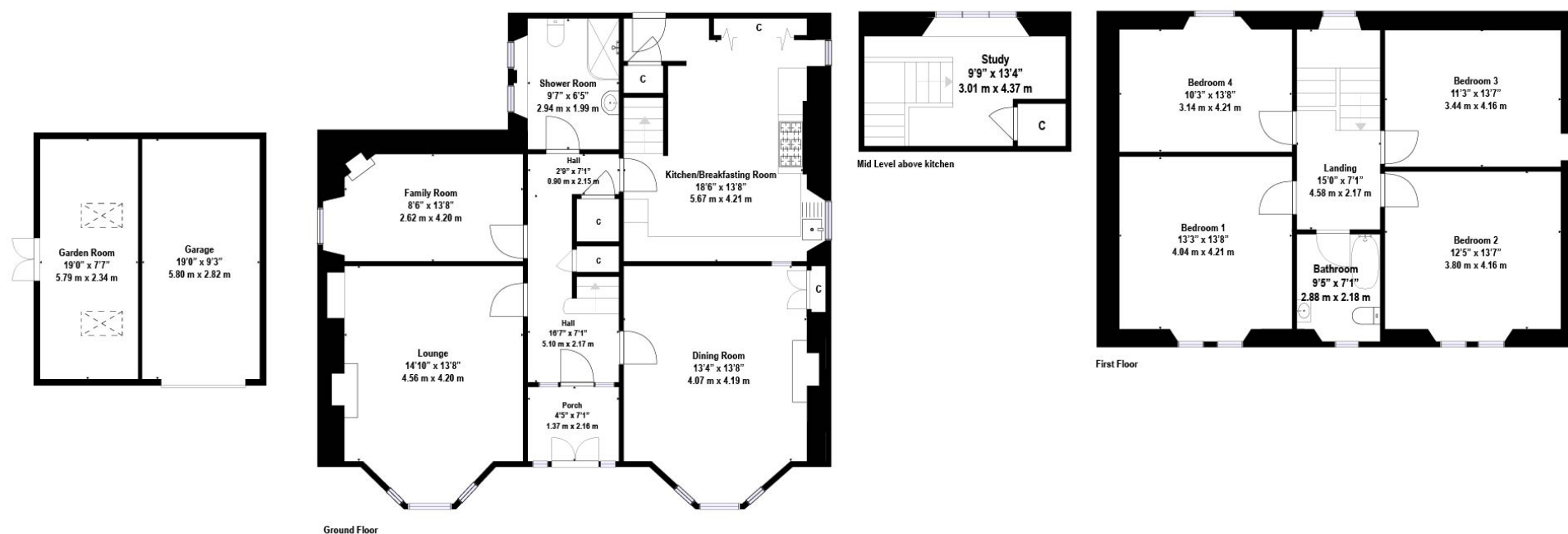
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Anti-Money Laundering

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 and Coadjute's Data Security Statement.





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Measurement point

Indicates area of Limited Use Space

Gross internal area: 229 sq m / 2464 sq ft
Outbuildings: 30 sq m / 329 sq ft

Plan produced for Rettie 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.



RETTIE

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