

TIGHMONADH

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



Thorntons 
The right way to move

WELCOME TO TIGHMONADH

This listed detached lodge house in desirable Crieff promises a beautifully presented period home with four bedrooms, two bathrooms, convivial living space, and enclosed wraparound gardens. There is also a driveway and a detached single garage for private parking.



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Nestled within beautiful scenery, just 30 minutes' drive from Perth

PROPERTY NAME

Tighmonadh

LOCATION

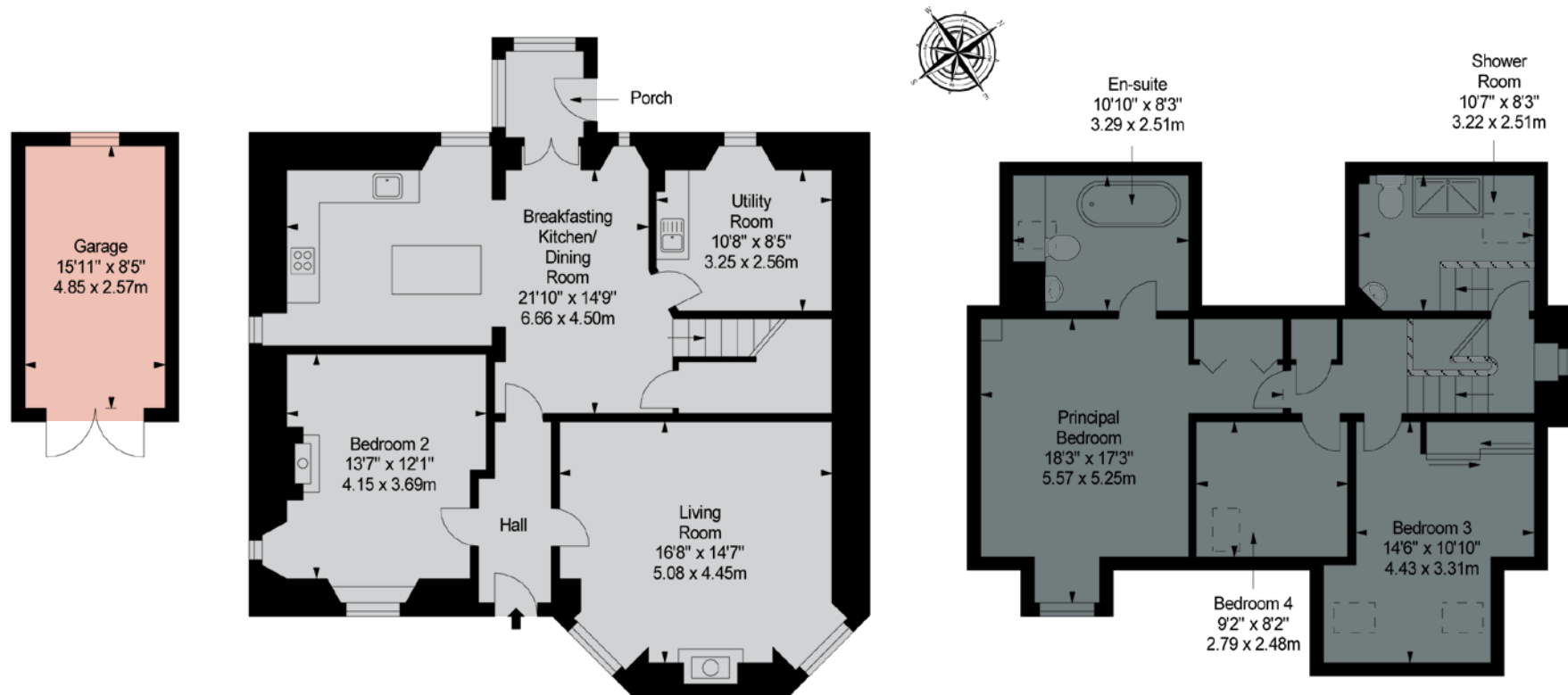
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APPROXIMATE TOTAL AREA:

174.6 sq. metres (1879.4 sq. feet)

Ground Floor - First Floor - External -

The floorplan is for illustrative purposes. All sizes are approximate.



DETACHED VICTORIAN RESIDENCE

WITH A SOUGHT-AFTER MARKET TOWN SETTING



This charming four-bedroom detached lodge house is desirably located in the market town of Crieff; conveniently within walking distance of central amenities. The C-listed property sits within attractive gardens, providing privacy with hedgerows along the borders. The grounds also include a private driveway and a detached garage. Inside, the home features minimalist décor, large sash windows, and high ceilings, that create a wonderfully bright and airy atmosphere. Its traditional character has been preserved and complemented by sympathetic modern fixtures.

GENERAL FEATURES

- Desirable market town location
- C-Listed detached lodge house
- Tasteful minimalist interiors with classical features
- Exceptionally versatile accommodation
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance hall
- Sunny living room with stove
- Bright high-end kitchen with breakfast island, formal dining area, large utility room, and rear porch
- Three double bedrooms (one downstairs with stove, two upstairs with storage)
- One single bedroom
- Principal en-suite bathroom
- Family shower room
- Gas central heating and full double-glazing

EXTERNAL FEATURES

- Enclosed wraparound gardens, beautifully maintained
- Private off-road driveway
- Detached single garage



WELCOME INSIDE

Once inside, an entrance hall (and its durable tile flooring) flows through to the social heart of the home – a generous kitchen with a formal dining area that leads outside via a bright rear porch with space for seating or storage.



BRIGHT HIGH-END KITCHEN

WITH A FORMAL DINING AREA



The kitchen faces south and is perfectly designed for relaxed socialising with a central breakfast island and a garden-facing window seat. It is fitted to a high standard with quality worktops and timeless Shaker-inspired cabinetry, integrated with a double oven, an electric hob with a statement hood, a dishwasher, and an under-counter fridge. Additionally, there is a pantry cupboard and an adjoining utility room with ample room for freestanding goods.

COMFORTABLE LIVING SPACES

FOR RELAXED SOCIALISING WITH FAMILY AND FRIENDS

Also accessed from the entrance hall is a living room bathed in sunny natural light from double windows. Painted wood flooring and a focal log burner with a timber mantle add homely rustic warmth to this bright and spacious sitting area.



FOUR BEDROOMS

OVER TWO LEVELS

Completing the downstairs is one of the four bedrooms on offer. This good-sized double is wood-floored and benefits from windows to two sides (one with a fitted seat) and a period fireplace housing a log-burning stove. The remaining two doubles are located upstairs, nestled beneath the eaves but also of a good size, plus equipped with fitted storage. There is also a sky-lit single bedroom, currently set up as a cosy snug. All bedrooms on this level are comfortably carpeted and reached via a landing with built-in storage.





Crosley

LIGHT & AIRY

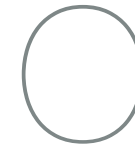
WASHROOMS

In addition to fitted wardrobes, the principal suite includes a sky-lit bathroom featuring a luxurious slipper bath. Also upstairs is a light and airy contemporary shower room. Both washrooms are laid with chic oak-style flooring. The home is kept warm and efficient by gas central heating and full double-glazing, recently installed to the downstairs.



BEAUTIFULLY MAINTAINED GROUNDS

WITH NEAT ENCLOSED GARDENS AND PRIVATE PARKING



Outside, the handsome stone-built property is hugged by fully enclosed gardens that are neatly lawned with attractive plant borders. An off-road driveway and a detached single garage provide convenient private parking.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated kitchen appliances. Freestanding goods in the utility room are available by separate negotiation.



CRIEFF PERTH AND KINROSS

NESTLED WITHIN BEAUTIFUL SCENERY, JUST 30
MINUTES' DRIVE FROM PERTH, IS THE TRADITIONAL
MARKET TOWN OF CRIEFF

The town has historic royal connections, was once known for cattle droving, and nearby is Scotland's oldest lending library, the 17th-century Innerpefferay Library. Today, Crieff is a popular tourist destination, famous for its whisky and home to attractions such as the Caithness Glass Visitor Centre and The Famous Grouse Experience at Glenturret Distillery.

Food lovers are drawn to its fantastic array of restaurants, cafés, and pubs, and the picturesque surroundings are a perfect backdrop for outdoor enthusiasts to partake in activities such as hiking, mountain biking, and fishing. For those seeking indoor leisure activities, the public Strathearn Community Campus includes a swimming pool, gym, and fitness classes, whilst the Victorian resort of Crieff Hydro boasts exclusive facilities, plus a golf course.

The town also benefits from a good selection of independent and high-street shops, supermarkets, and other essential services. There is primary and secondary schooling, including a renowned independent school, and bus links include direct connections to the cities of Stirling and Perth.



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