



Craiglyon, High Street
| Burrelton | PH13 9NS

Thorntons 
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Description

Craiglyon is a beautifully appointed traditional semi villa steeped in history dating back to circa 1815. The property has been sympathetically upgraded to offer a fine balance between the original 19th century features and modern living.





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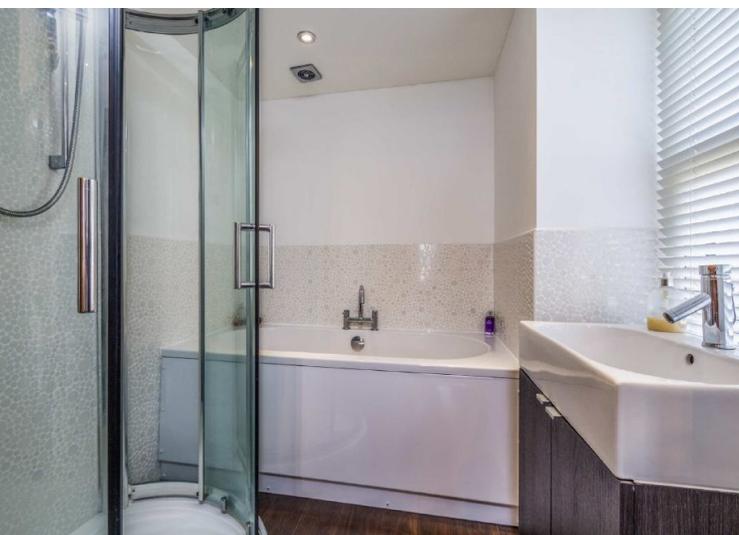
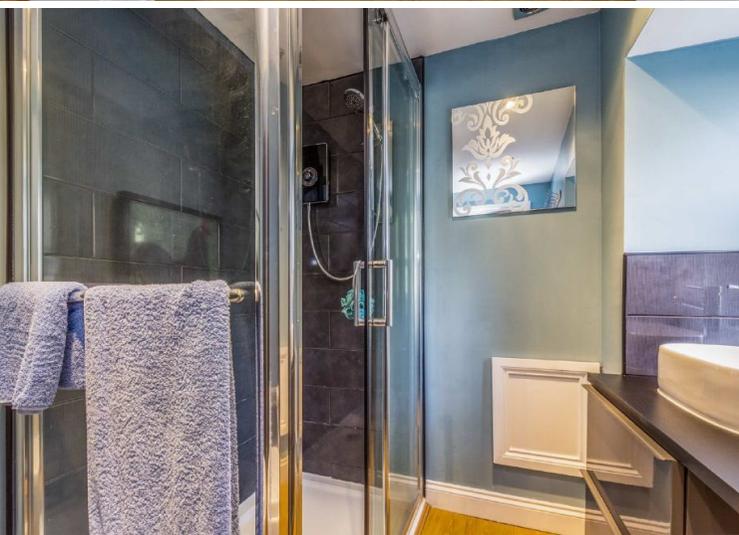
The property is entered into a bright and welcoming hallway with stripped wooden floor. The feature solid carved banister and the stain glass inner door add to the traditional style of the house. The property is spread over split levels with bedroom one located on this level with original cast iron fireplace and tiled hearth. Upstairs there is a further large bedroom with feature fireplace and double aspect windows to the side and bay window to the rear. The family bathroom has been upgraded with a contemporary finish complete with separate shower and stylish vanity unit along with coordinating wall tiling and wall length radiator. The large lounge is located to the front with traditional high skirtings and cornice along with wood panel bay window. The lounge is completed with a feature fireplace with solid wood mantle, wrought iron and tiled hearth. There is a further window to the side to enhance the natural light. On the next split level is the third bedroom also with feature fireplace and walk in dressing room along with double aspect windows. On the top level is a large double bedroom with slight coombed ceiling and traditional fireplace with tiled hearth and window to the front. There is a large walk in storage room under the eaves. On the basement level the solid wood stairs lead to the family kitchen with a good range of modern wall and base units and coordinating tiled splash back along with ample space for table and chairs and space for appliances. This leads through to the utility room with plumbing for washing machine and houses the boiler. The family room is also on this level with windows to the side and rear and impressive stone hearth with wood burning stove. The second shower room is to the rear with stylish suite, vanity unit, wall length radiator and laminated floor. The basement level boasts a large under stair store room and door to outside.

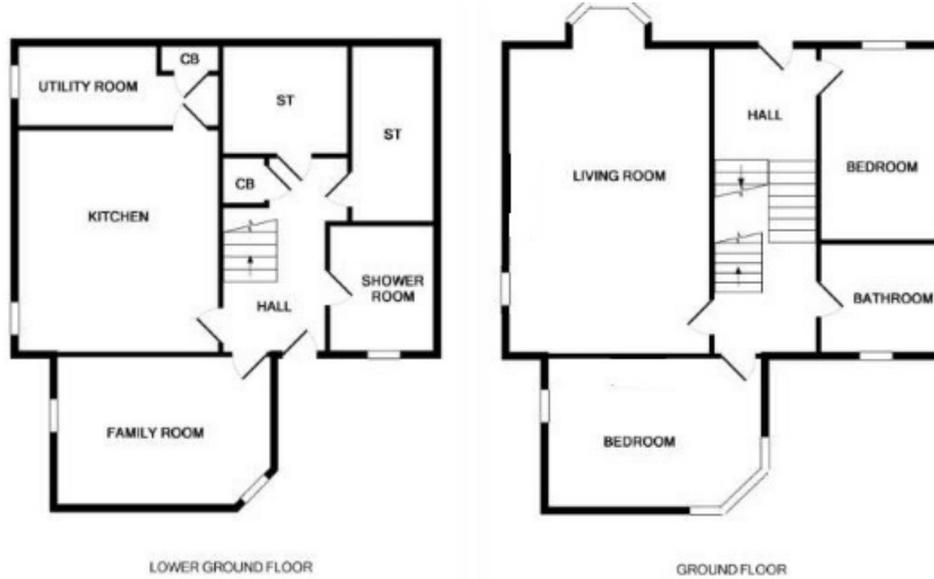
The garden is generous in size and is mainly laid to lawn with slabbed patio area and fruit trees. There is also a driveway to the side with parking for two vehicles.

Burrelton is a small village with a good range of amenities including shops and primary schooling whilst also being ideally positioned for an easy commute to the cities of Perth, Dundee and Forfar and beyond. Early viewing recommended. EPC E









Lounge	16'3 x 13'2	4.95m x 4.01m
Kitchen Diner	13'1 x 10'1	3.99m x 3.07m
Utility Room	5' x 15'4	1.52m x 4.67m
Family Room	16'3 x 12'	4.95m x 3.66m
Shower Room	8'5 x 5'	2.57m x 1.52m
Bedroom 1	8'10 x 10'1	2.69m x 3.07m
Bedroom 2	9' x 10'9	2.74m x 3.28m
Dressing Room	5' x 6'10	1.52m x 2.08m
Bedroom 3	13'3 x 15'9	4.04m x 4.80m
Bedroom 4	15'7 x 11'11	4.75m x 3.63m
Family Bathroom	9'5 x 6'7	2.87m x 2.01m
Store Room	9'5 x 9'0	2.87m x 2.74m



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