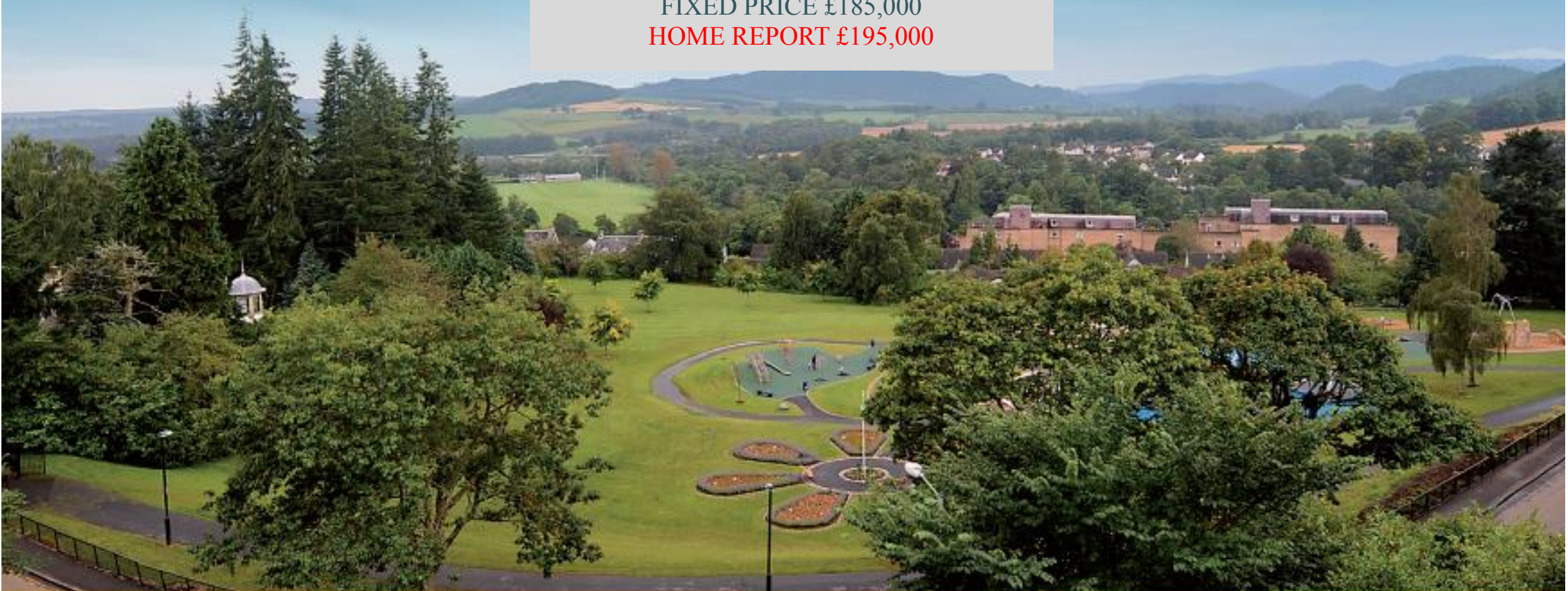


Benheath House

9 LUXURY 1 & 2 BEDROOM APARTMENTS ALL WITH STUNNING VIEWS OF THE SCOTTISH HIGHLANDS.
A SUPERB LOCATION IN CRIEFF, PERTHSHIRE, SCOTLAND.

APARTMENT EIGHT AVAILABLE ONLY
FIXED PRICE £185,000
HOME REPORT £195,000



VIEW FROM THE TOP FLOOR APARTMENT AT BENHEATH HOUSE, OVERLOOKING MACROSTY PARK AND THE HILLS TOWARDS COMRIE.

Welcome to Benheath House

The imposing Victorian building was built in 1879, and for many years was a boarding house for the local prestigious school, Morrison's Academy. Benheath House has been lovingly converted into 9 truly unique and luxurious apartments with breathtaking views, by Award winning building company, Corryard Developments.

- 6 two bedroom apartments with balconies, 2 of which have large south-facing terraces to the front of the property.
- A luxurious 3 bedroom penthouse covering an entire floor with balcony.
- 2 large one bedroom top floor apartments, with balcony and stunning views.
- Private parking and lockable storage garage for each apartment.
- Landscaped communal gardens.

Situation

Benheath House is located in one of Perthshire's most picturesque and vibrant towns. The town is the Gateway to the Highlands; Crieff has so much to offer, with excellent local schools, beautiful countryside as well as easy access to Edinburgh & Glasgow and international airports.

Description

Corryard Developments are well placed to build the finest apartments at Benheath House, having won the Master Builder of the Year Award for 2010 for the Best Large Renovation in the UK.

The apartments at Benheath House are finished to an exceptionally high standard, with large proportions and high ceilings, connecting back to the traditional values of the House. Every apartment has double doors leading from the kitchen / dining area onto the south facing balconies, with wonderful views over the town park. A new lift and staircase at the rear of the property, gives direct access to every apartment.

The very latest in kitchen and bathroom fittings are combined with more traditional features such as plaster coving, solid wood doors and wide choice of flooring.



Specification

Kitchens

The highest quality kitchens are included in the price. There is the option to fine-tune the kitchen design if an apartment is purchased off-plan. All top of the range kitchen appliances are included in the sale.

Bathrooms

Duravit sanitary ware and cabinets, with Grohe contemporary taps and shower units. De-misting mirrors, Italian porcelain tiles. Underfloor heating.

Bedrooms

Fitted wardrobes, with 100% pure wool carpets (or alternative flooring if required).

Heating

Zoned underfloor heating throughout every apartment powered by a Gas Combi boiler system, providing instant hot water.

Flooring

In all living areas and hallways, French engineered oak flooring. Bathrooms with Italian porcelain tiling, and bedrooms with 100% pure wool carpets.

Heat and Sound Insulation

All dividing walls and floors fitted with the most advanced heat and sound insulation to exceed all current rigorous building standards.

Electrical

Telephone points in living rooms and bedrooms. Data points offering access to Sky Digital and Broadband in living rooms and master bedrooms. Mains operated, battery back up smoke detector installed through each apartment.

All images are from previous developments by Corryard Developments Ltd.



Only 1 penthouse unit remains available for sale within the development.

Apartment 8 - Fixed Price £185,000

Home Report Value £195,000

Top floor 2 Bedroom apartment (bedroom with additional single room/study). Stunning views and beautiful interiors.

www.irvinggeddes.co.uk

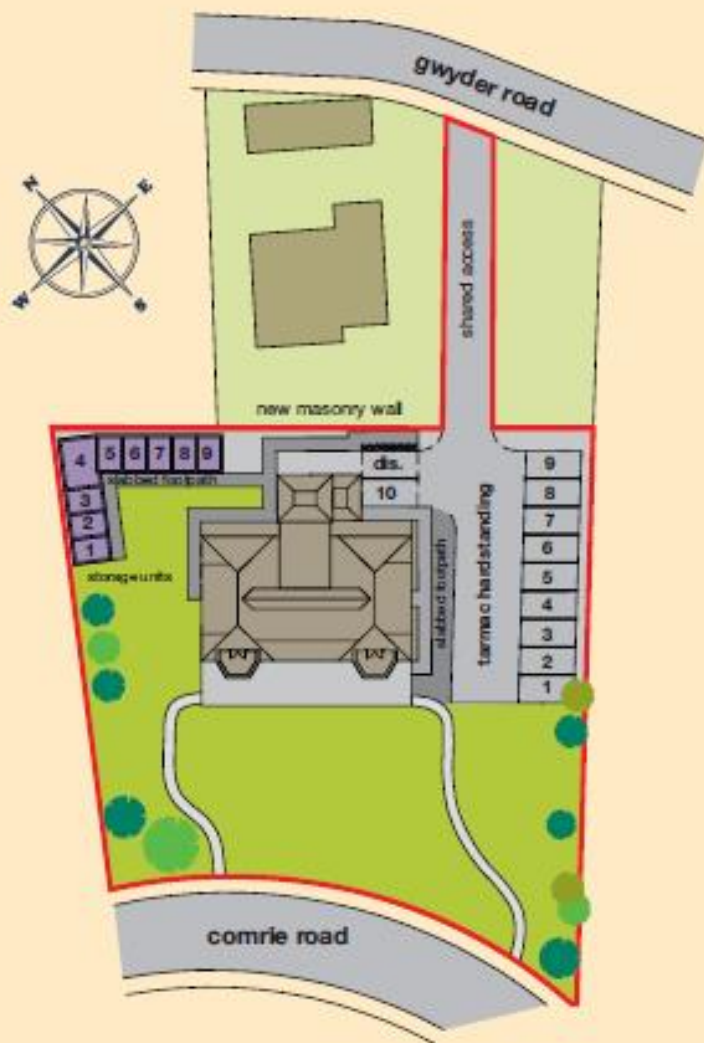






Benheath House

APARTMENT BLOCK PLAN & FRONT ELEVATION



Parking

A parking space is allocated to each apartment and disabled parking spaces are also available. There is also a bicycle parking area on the grounds.

Storage

For each apartment, there is a sizeable lockable store unit, which is located to at the rear garden area. The storage unit is ideal for keeping golf clubs, bicycles, skis and other outdoor equipment.

Landscaping

Benheath House enjoys a mature garden setting and a landscape design for the external communal garden areas has been commissioned.

Entrance Area And Lift Access

An attractive feature of the apartments at Benheath House, is that all apartments have their own front door entrance, entered via light-filled walkway from the lift area at the rear of the property. Each apartment will have a buzzer / video entry system, thus ensuring a secure and safe environment.

Factoring

Benheath House will be professionally managed after completion, when an external factoring company will be selected. They will manage all shared facilities, such as block building insurance, gardening and routine cleaning of communal areas.



Proposed Front Elevation,
with double doors onto South facing balconies.

Benheath House

Services

Mains gas, electricity and drainage.

Warranty

The Apartments at Benheath House come with a 10 year warranty.

So purchasers have the assurance and peace-of-mind, that whatever happens, their apartment is fully protected.

Local Authority

Perth and Kinross Council,
2 High Street, Perth PH1 5PH.
Tel: 01738 475000

Council Tax

The apartments at Benheath House have not yet been assessed for Council Tax purposes.



Professional Team

Development & Main Contractor:
Corryard Developments Ltd, Crieff.

Architect & Interior Design:
Susie Whyte

Structural Engineer:
Arum Resources Ltd,
Crieff (Grant Simpson).

Solicitor:
David Geddes, Irving Geddes,
25 West High Street, PH7 4AU.

Developers:
Corryard Developments Ltd
John Burke - *Owner & Managing Director*
Telephone: 07850 857550
Email: john@corryard.com
Address: Unit 8 Croich Business Centre
Croich Place, Crieff, PH7 3BW.

Travel directions@ Ffrom Crieff, take the A85 west towards Comrie. Benheath House is 0.5m From Crieff town centre, on the right hand side, overlooking the town park.

Viewing: Irving Geddes, 25 West High Street, Crieff. Tel: 01764 653771 or Corryard Developments (John Burke) Tel: 07850857550

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UK Award Winning
Crieff-based
Building Company

