

The Willows, New Fowlis, Crieff, PH7 3NH

Guide Price £475,000

**IRVING
GEDDES**
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A STUNNING ARCHITECTURALLY
DESIGNED FIVE BEDROOM/FIVE EN-SUITE
DETACHED HOUSE ENJOYING A MAGNIFICENT
OPEN OUTLOOK.



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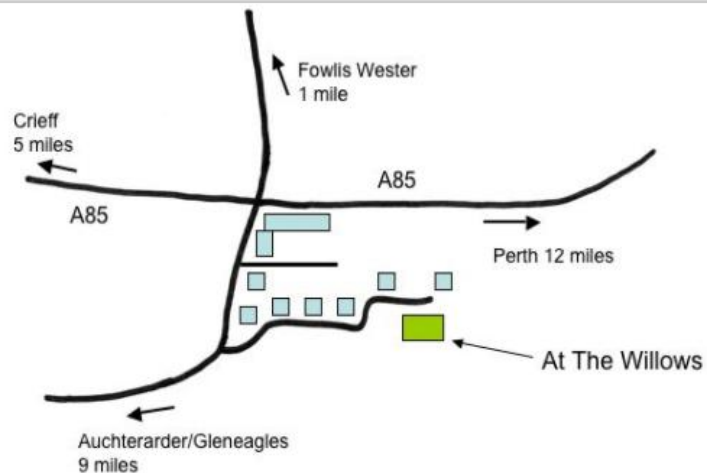
A most attractive and substantial modern home located in the small hamlet of New Fowlis, four miles east of Crieff and twelve miles west of the city of Perth. A handsome ranch style detached villa designed by local award-winning architect the James Denholm Partnership and boasting a fine and uninterrupted panoramic vista stretching from Ben Vorlich in the west over Gleneagles and Auchterarder to the Lomond hills and St. Andrews in the Kingdom of Fife in the east.

Enjoying an enviable private location at the end of a row of new built property, The Willows sits within generous garden grounds & has spacious, versatile accommodation throughout comprising on the ground floor; Double height **Reception Hall** with large storage room, principal **Public Room** with doors leading to sheltered patio, **Double Bedroom** with **en-Suite Shower Room**, large **Dining Kitchen** open to **Family Room** with second **Public Room** off, **Utility Room** and **Cloakroom**. The upper floor has a lovely **Galleried Landing** with large walk-in storage cupboard and access to balcony, **Master Bedroom Suite** with **En-Suite Bathroom** and fantastic balcony affording magnificent views and three further **Double Bedrooms**, all with **en-suite shower/bath rooms**.

The property is double glazed throughout and is warmed by ground source central heating, under floor on the ground level and serving radiators on the upper floor.

Externally there is ample private parking to the rear of the property with large areas of lawn and paved patio to the front.

Another appealing feature is that The Willows also operates as a very successful **Bed & Breakfast** and therefore would provide a purchaser with a useful income and change of lifestyle. A stunning, modern family home with genuine character, enjoying a highly desirable and exclusive location. Early viewing is advised to appreciate The Willow's unique nature, stunning outlook and generous proportions.





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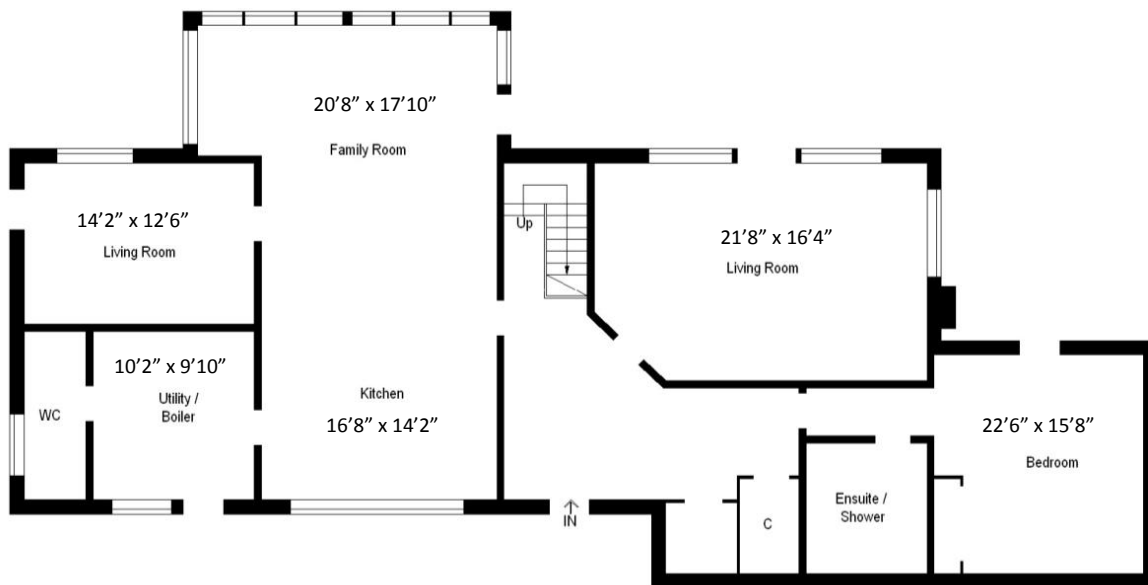
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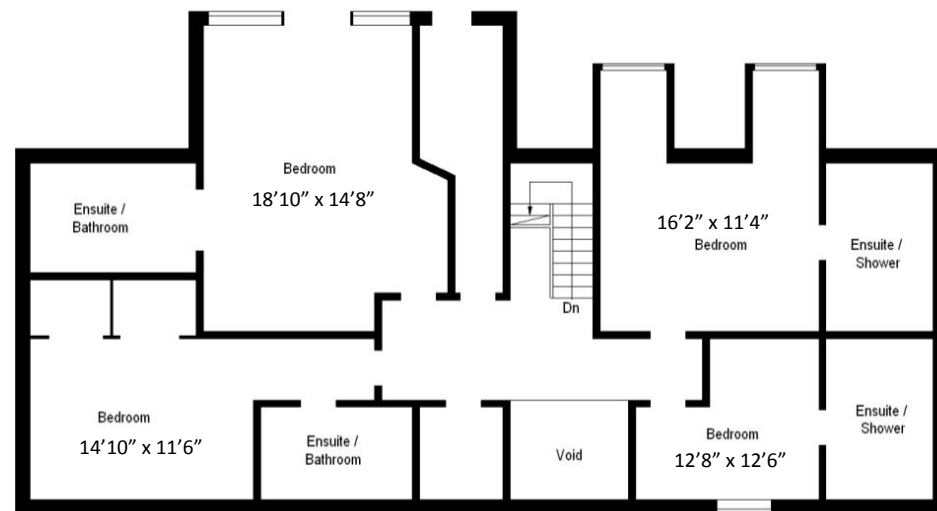
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Ground Floor



First Floor



Viewing Strictly by appointment through Irving Geddes - 01764 670325/653771.

Energy Performance Rated 'C' for efficiency. **Home Report Valuation** £540,000



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



Thinking of selling?
Call us now for a free valuation
for your own property.

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Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
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