

3 BRAMBLEFIELD, CRIEFF, PERTHSHIRE, PH7 4LU

GUIDE PRICE £395,000



A SPACIOUS NEWLY BUILT VILLA WITH GROUND FLOOR MASTER BEDROOM
AND EN-SUITE SITUATED WITHIN A PEACEFUL CUL-DE-SAC

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The **Horseshoe Drive Development** comprises individually Architect designed luxury villas within an exclusive development located at the western edge of Crieff. Close to the famous MacRosty Parks and nearby walks of Lady Marys, a treelined walk along the banks of the River Earn, Laggan Hill & The Knock with stunning views over the Strathearn valley.

A exceptional luxury newly built detached villa by Oakbank (Crieff) Ltd, enjoying a prime position on the western edge of the popular Perthshire town of Crieff. This 3 bedroom versatile layout, family property enjoys a peaceful cul-de-sac location in an exclusive residential development and is within easy reach of the many amenities and services available within the town. MacRosty Park and many picturesque country walks are close by. 3 Bramblefield offers spacious accommodation and built to a very high specification. This property has been thoughtfully designed to cater for the needs of modern day-to-day living & has generous accommodation. On the ground floor; a VESTIBULE, HALL, spacious DINING KITCHEN/FAMILY/SUNROOM, large LIVING ROOM, MASTER BEDROOM with EN-SUITE WET ROOM. The stunning fully fitted kitchen, designed and supplied by award winning "Kitchens International" has an induction hob, dishwasher, single oven, combo microwave, larder fridge/ freezer and breakfast bar. A large UTILITY ROOM is situated off the kitchen through a hidden "secret" door and access to the rear garden and integral garage from the utility. Upstairs there are 2 large DOUBLE BEDROOMS, a "STUDY" LANDING and FAMILY BATHROOM. All bedrooms have substantial built-in storage.

Externally the property boasts a large integral garage, ample parking and good sized gardens to the front and rear. The property also benefits from gas central heating, double glazing and Solar Panels, security system and superior fixtures/fitting throughout. Oak flooring throughout the vestibule, hall, cloakroom and kitchen/ dinner. There is an attached generous garage with electrically operated roller door. The French doors in the sun-lounge lead to a patio terrace. The garden is enclosed by a quality hit-and-miss timber fence. An outside tap provides water for the garden. Early viewing is advised.

Crieff is a holiday town set in the picturesque Strathearn valley within the beautiful Perthshire countryside. Only 17 miles from Perth, 23 miles from Stirling, 49 miles from Glasgow and 46 miles from Edinburgh. A local bus service runs regularly within Crieff and also connections to Perth and Stirling. The town offers a full range of shops including supermarkets and individual specialist outlets. There is a large medical practice, cottage hospital and several dental practices. Crieff offers an excellent choice of local schools; 3 primary, Morrisons Academy, Crieff High, Ardvreck Preparatory all within Crieff and Glenalmond College only a short drive. Crieff offers a wide range of leisure activities: Golf: Courses at Crieff, Crieff Hydro, Gleneagles, Muthill, Comrie and St Fillans. Crieff Leisure Centre includes indoor recreation centre, gym and swimming pool private membership available for Crieff Hydro Hotel leisure and Roundelwood Health Spa. Fishing can be enjoyed with permits on the River Earn and its tributaries along with loch fishing at Loch Earn. Sailing & watersports enthusiasts can enjoy the magnificent setting of Lochearnhead, just 15 miles away. The ski slopes of Glencoe and Glenshee are within 1 1/2 hours and north to Cairngorm near Aviemore is approximately 2 hours drive. Perth and Pitlochry cater for keen Theatre goers, although regular local productions are staged along with musical evenings.

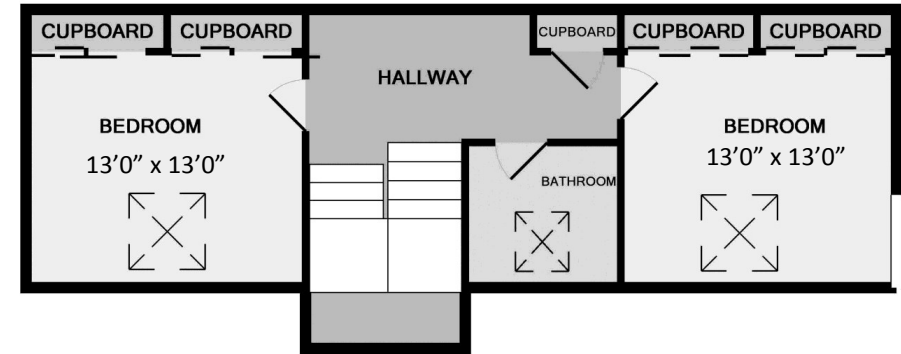
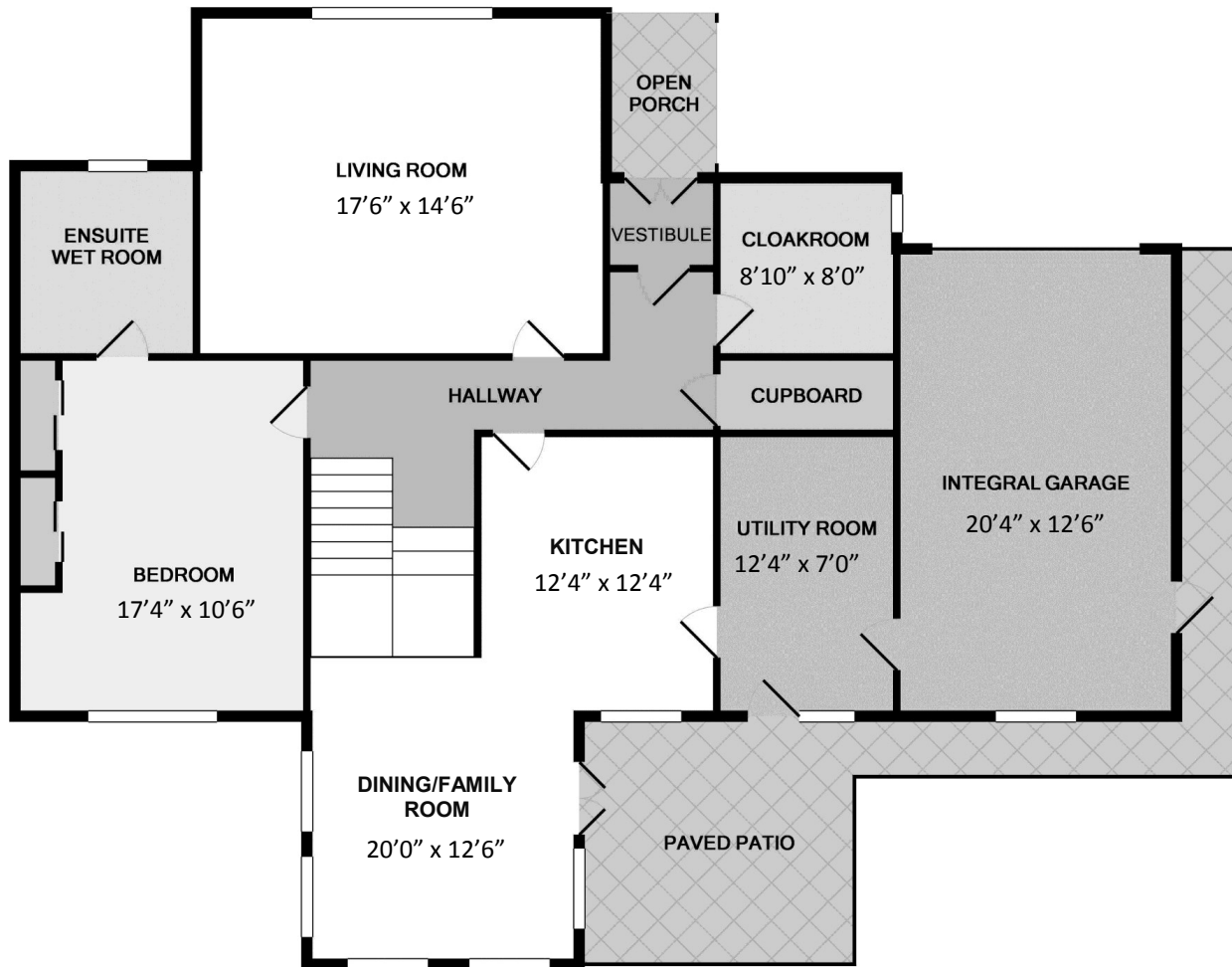




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

Directions Heading West through Crieff towards Comrie passing Macrosty Park and turn left into Turretbank Road opposite the road to Glenturret Distillery. Take the third on the right into Laggan Road and first on the right into Horseshoe Drive. Turn left into Bramblefield and no.3 is the first property on the left.

Viewings Strictly by appointment through Irving Geddes on 01764 670325/653771 or the vendor on 07718921094.



A view over the countryside from the end of the cul-de-sac.



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

Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

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

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722