

**TIGHNABRUAICH**

TURRETBANK ROAD, CRIEFF, PH7 4AR

GUIDE PRICE £400,000





## Tighnabruaich, Turretbank Road, Crieff, PH7 4AR

We are delighted to offer for sale this superior detached modern villa offering particularly spacious and flexible accommodation throughout. Tighnabruaich has been finished to an exacting standard and is a stunning family home located on the Western edge of Crieff. Set over two levels comprising on the ground floor: VESTIBULE, RECEPTION HALL, DINING KITCHEN, UTILITY ROOM, FAMILY/SITTING ROOM, LOUNGE, DOUBLE BEDROOM & SHOWER ROOM. The upper floor comprises: LANDING, MASTER SUITE (with dressing room & en-suite shower room), two further DOUBLE BEDROOMS, STUDY and BATHROOM. Externally there is a double garage and a good sized rear garden which extends down a wooded embankment to the Turret Burn, upon which the property enjoys fishing rights. The property boasts highly efficient double glazing, under-floor heating throughout the ground floor & upstairs with the bathroom and en-suite, gas central heating, solar power & an inset wood burner. Tighnabruaich is a beautiful modern home and early internal viewing is advised.

### Principal Accommodation:

**Lounge** (5.50m x 4.38m / 18'0" x 14'4") **Master Bedroom** 5.50m x 4.38m / 18'0" x 14'4")  
**Family Room** (4.65m x 4.10m / 15'3" x 13'5") **Bedroom 2** (4.38m x 3.30m / 14'4" x 10'8")  
**Dining Kitchen** (5.50m x 4.38m / 18'0" x 14'4") **Bedroom 3** (4.80m x 3.65m / 15'8" x 11'10")  
**Utility Room** (2.65m x 1.95m / 8'6" x 6'4") **Study** (2.25m x 1.95m / 7'4" x 6'4")  
**Bedroom 4** (3.65m x 2.90m / 11'10" x 9'6") **Double Garage** (6.5m x 6.0m / 21'4" x 19'8")

### External

The property is set back from the road and has a strip of lawn to the front and side with a mono-bloc driveway leading to a quality built double garage which benefits from power, lighting, an automatic door and storage area above. The rear garden has a level area of lawn with a fence to the rear. A gate accesses the private embankment which leads down to the Turret burn.

[www.irvinggeddes.co.uk](http://www.irvinggeddes.co.uk)





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.

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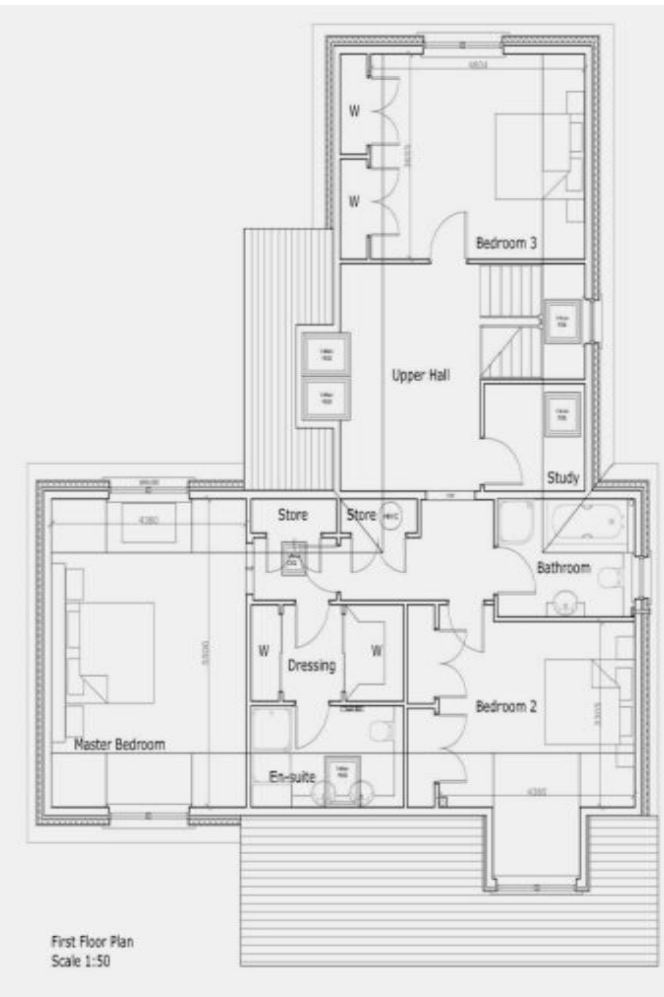






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### DIRECTIONS:

PROCEED OUT OF CRIEFF ON THE A85 AND AFTER ABOUT HALF A MILE AT THE CROSSROADS (GLEN TURRET DISTILLERY JUNCTION) TURN LEFT INTO TURRETBANK ROAD THE PROPERTY CAN BE FOUND A SHORT DISTANCE ALONG THE LEFT



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

**Energy Performance** - rated 'C' for energy efficiency. Council Tax Band - 'G'

