

HIGHWOOD

HIGHLANDMAN STATION, CRIEFF, PH7 3QL

GUIDE PRICE £565,000 HOME REPORT VALUE £575,000



IRVING
GEDDES
w.s. | solicitors | estate agents

HIGHWOOD HIGHLANDMAN STATION, CRIEFF, PH7 3QL

Irving Geddes are delighted to offer for sale this stunning, substantial detached modern home enjoying an enviable and exclusive location at the head of a small development adjacent to the former Highlandman Station. Highwood boasts a most private rural setting yet is easily accessible, lying only 2mls from Strathearn's principal town of Crieff, 7mls to Auchterarder with motorway links onto Edinburgh and Glasgow, 9mls to the world famous Gleneagles Golf Resort and 20mls to the historic city of Perth. There is an excellent array of state & private education within Crieff and the surrounds, such as Crieff High School, Ardvreck (Preparatory), Morrisons Academy, Glenalmond College & Strathallan.

Built approximately 25 years ago, Highwood is a wonderfully bright family home comprising five double bedrooms (one currently used as a study), two en-suite bathrooms, three public rooms and a substantial reception hall. The **drawing room** spans the depth of the house with a large bay window at the front and French windows to the rear garden. There is a door to the **sitting room** which is open to the hall and has a smaller fully glazed room from which to sit & enjoy a lovely outlook to the garden. The large **dining room** sits at the other end of the hall and again has French doors to the garden. The **dining kitchen** has a large white Aga, and a range of wall and base units. Off the kitchen is a **utility room** which has a door to the garden. Stairs from the main hall lead up to the generous landing and **master bedroom** with its wall of fitted wardrobes and large **en suite bathroom**. There are three further **double bedrooms** (one en-suite), **a study/bed five**, a store room & family **shower room**. There are superb southerly views over open countryside from the upper floors.

A particular feature of the property are the stunning gardens. To the front a private gate leads to a turning circle & generous private parking adjacent to the triple garage. A colourful border edges the paved path to the front door and an area of lawn is adjacent enclosed by clipped hedges. The garage has remote controlled up and over doors, with a pedestrian door and storage space. The oil tank is housed to the side of the garage.

The garden lies principally to the south of the property and is beautifully designed, full of year round planting with rockeries, pathways, borders, a pond and specimen trees. A haven for an abundance of wildlife the sheltered south facing garden enjoys the best of the sunshine. A paved terrace to the rear is an ideal spot from which to relax and enjoy the surroundings.





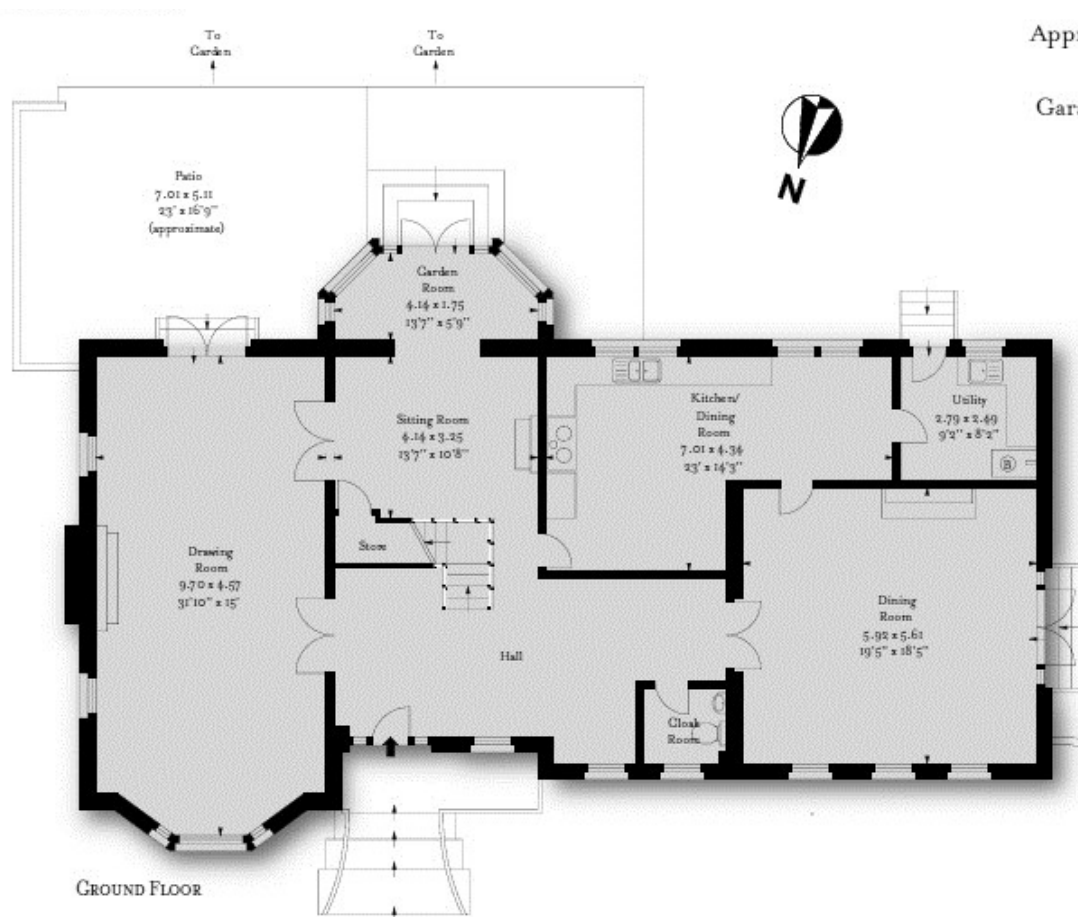




Directions From Perth take the A85 to Crieff. About a mile before reaching Crieff and shortly after driving through Gilmerton, take a left turn signposted to Highlandman Loan. Take this road, through a crossroads and on for about 2 miles until a T junction. Turn right and then turn left after about 200m and Highwood is located at the end of the small modern development at Highlandman Station





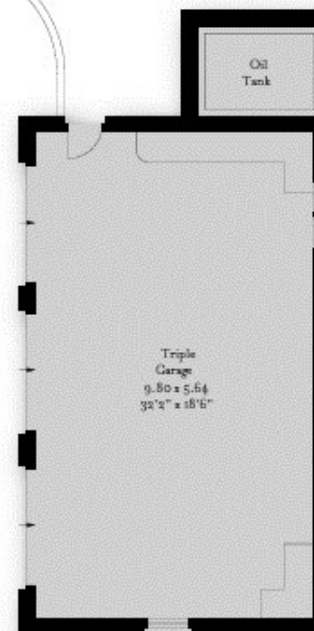
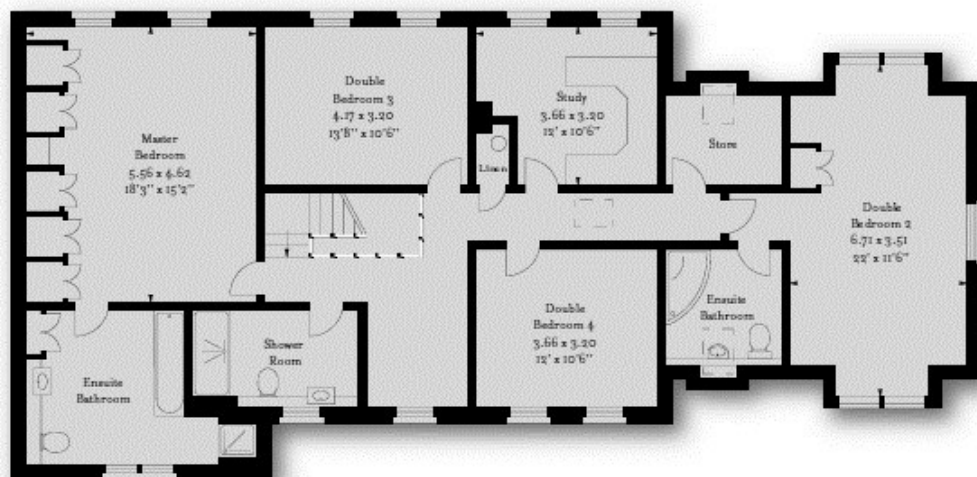


Approximate Gross Internal Floor Area:
306.57 sq.m (3300sq ft)
Garage & Oil Tank Gross Internal Area:
61.04 sq.m (657 sq ft)
For Identification Only. Not To Scale.

Services:
Mains Water
Mains Electricity
Private Drainage
Oil Central Heating

Energy Rating: E
Council Tax Band: H

**IRVING
GEDDES**
w.s. | solicitors | estate agents



FIRST FLOOR



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



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