



ACERWOOD
HORSESHOE DRIVE, CRIEFF, PH7 4LT

IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale from Oakbank (Crieff) Ltd this stunning Denholm Partnership architect designed luxury bungalow. Nearing completion & one of only two in an exclusive mini-development located at the western edge of Crieff. Close to the beautiful MacRosty Park and nearby walks of Lady Marys, a tree-lined walk along the banks of the River Earn, Laggan Hill and The Knock, with its stunning views over the Strathearn valley.

Enjoying a large corner plot in a very popular residential area, the property has a generously sized layout thoughtfully designed to cater for the needs of modern living, with buyers able to choose kitchen and bathroom fittings, flooring and tiling. A sheltered porch leads to the VESTIBULE, HALL with built-in storage and W.C. off, the spacious LOUNGE with vaulted ceiling is located to the front & has double doors to a patio, the stunning DINING KITCHEN with FAMILY AREA spans from the front to rear; the UTILITY is off the kitchen and has a door to the garage & garden. There are THREE DOUBLE BEDROOMS, each with built-in wardrobes, the MASTER with EN-SUITE SHOWER ROOM, a STUDY & luxury FAMILY BATHROOM.

The property boasts a large integral garage with auto roller door, ample parking & large gardens. Warmed by air-source heat pump with under-floor heating, & triple-glazed throughout. The gardens are fully enclosed by timber fencing, with areas of lawn, decked patio, paved paths and mature planting, an external tap & EV power point. An exceptional & substantial bungalow rarely available on the local market.

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 & 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 & individual specialist shops. There is a large medical practice, cottage hospital and 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. 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 & 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.



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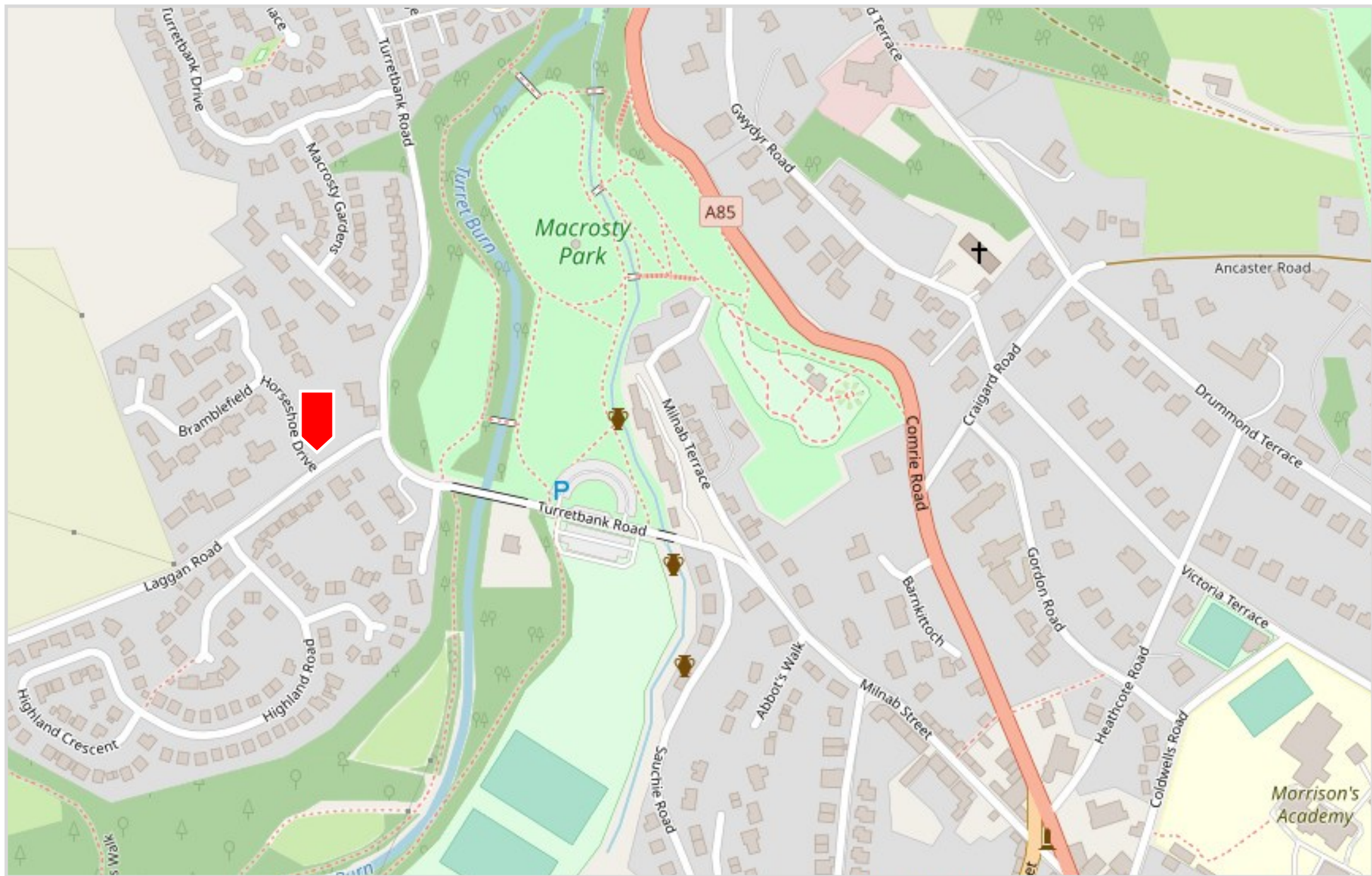








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate.





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