

11 BRAMBLEFIELD  
CRIEFF, PERTHSHIRE, PH7 4LU



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## 11 BRAMBLEFIELD, CRIEFF, PERTSHIRE, PH7 4LU

A stunning and substantial modern detached villa built in 2016, enjoying an enviable position with a tremendous outlook, set on the western edge of the popular Perthshire town of Crieff. The property is located at the head of a peaceful cul-de-sac in a small exclusive development within easy reach of the many amenities and services available within the town. The rear is bordered by open countryside with attractive views of distant hills. MacRosty Park and many picturesque country walks are close by.

A particularly spacious layout offering generous storage provision comprises on the ground floor; VESTIBULE, RECEPTION HALL/ DINING ROOM, LOUNGE, DOUBLE BEDROOM with built-in wardrobes, DRESSING ROOM & a large EN-SUITE WET-ROOM, superb fully-fitted KITCHEN with open-plan FAMILY AREA & integrated AEG appliances (double oven, dishwasher & induction hob), wine fridge, American style larder fridge/freezer, and Corian work-surfaces. The UTILITY ROOM located off the kitchen provides access to the rear garden & integral garage. There is a large LANDING/STUDY on the upper floor with storage, a FAMILY BATHROOM, & two substantial DOUBLE BEDROOMS with built-in wardrobes, the master notable in size with a large luxury EN-SUITE SHOWER ROOM.

The property boasts a large integral garage, ample parking to the front & a generously sized garden with a stunning aspect over open countryside. South-west facing, the rear garden has a paved patio, a selection of newly planted specimen trees, timber summerhouse, cedar shed and a beautiful bespoke dry-stone spiral feature wall with seating, created by 'Nigel Bialy Dry Stone Designs' of Comrie.

The property is warmed by gas central heating, is double glazed and has solar panels. An energy efficient, individual modern family home of a rare size & quality, located in a prime residential area. Early interest is recommended.















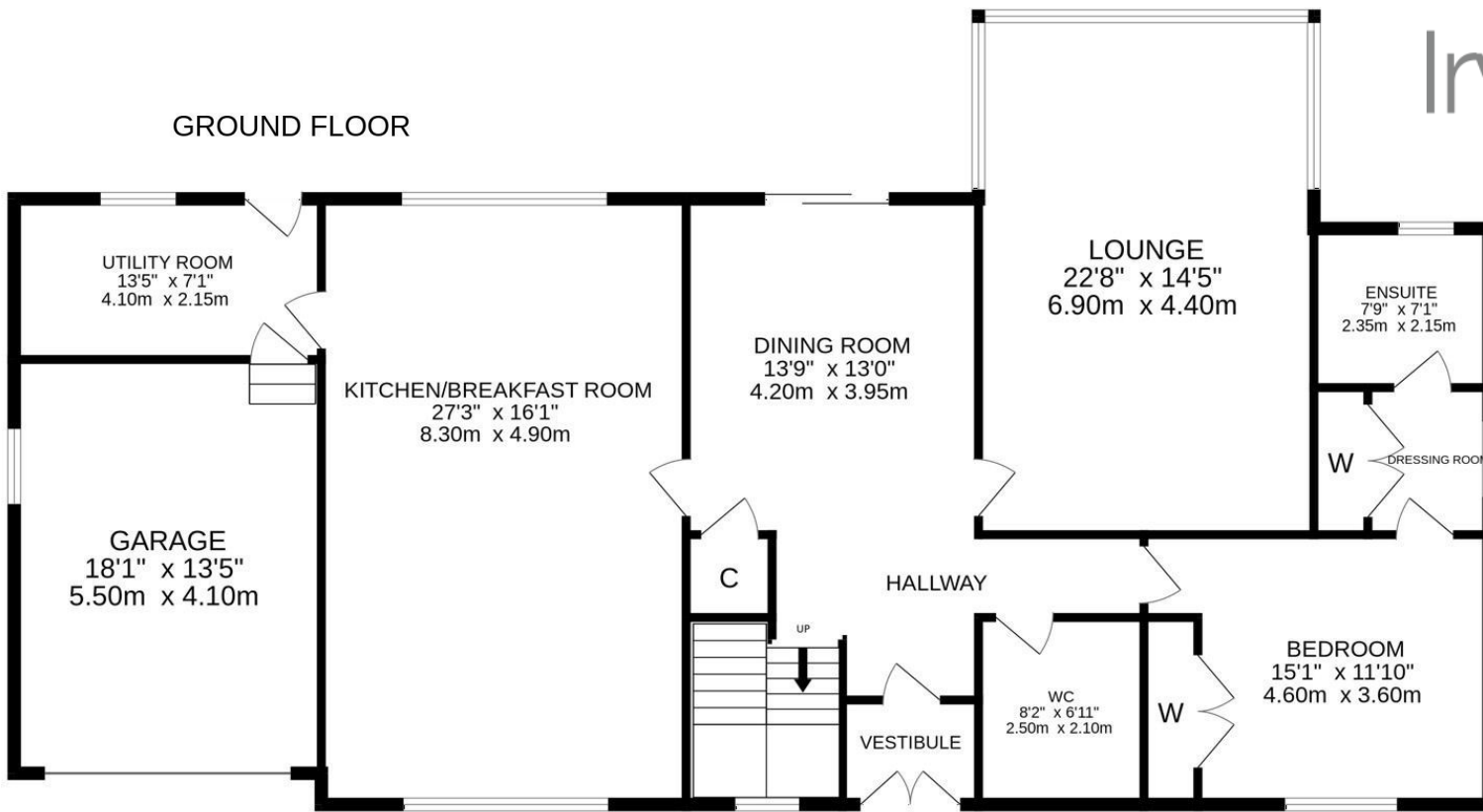








## GROUND FLOOR



Energy Performance 'B' Rating

Council Tax Band 'G'

Services

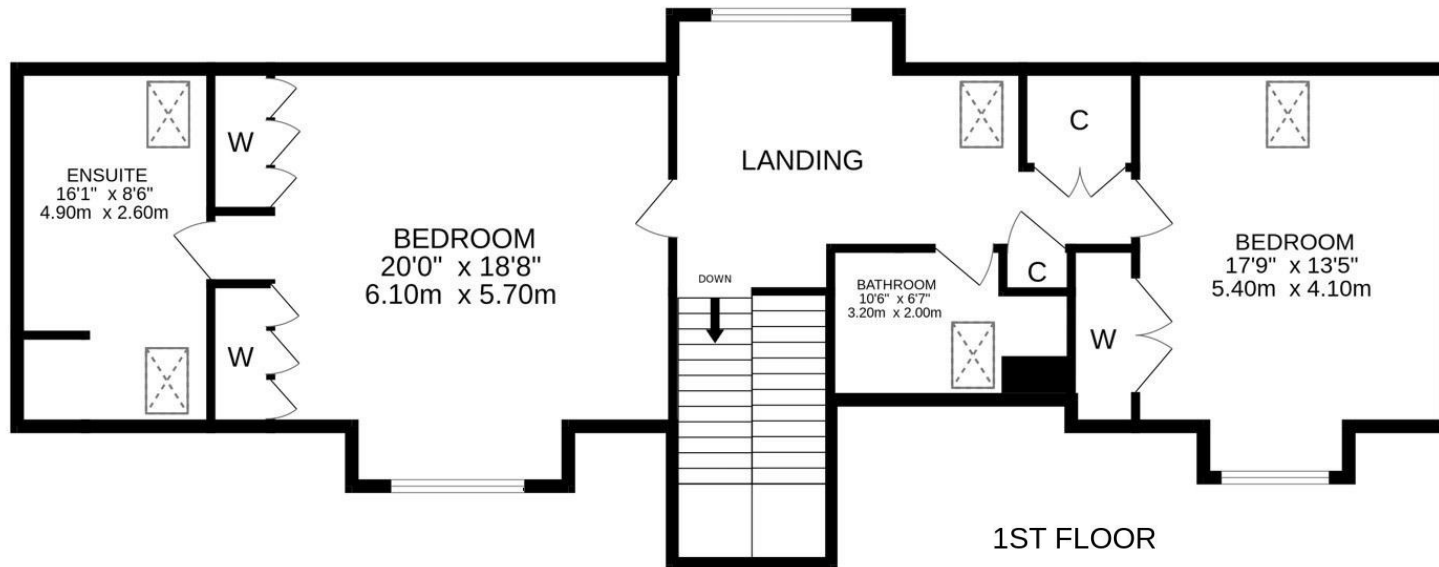
Mains water, electric, drainage & gas.

Video Tour

<https://my.matterport.com/show/?m=EdzYkJTFQ3K>

Viewing

Strictly by appointment through Irving Geddes.



## 1ST FLOOR





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**Comrie**  
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Tel: 01764 670325

**Aberfeldy**  
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Tel: 01887 822722