



St. Cephass Gwydyr Road, Crieff, Perthshire, PH7 4BS



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Offers Over £485,000



We are delighted to bring to the market this immaculate and stunning FIVE/SIX BEDROOM DETACHED VILLA in the market town of Crieff set within the Strathearn Valley which is a hub for tourism.

This stunning property has well proportioned accommodation and has been well maintained and finished to a very high standard with bespoke fittings and fixtures. It comprises of an entrance hall, spacious open plan lounge/dining area/kitchen with spiral staircase, two balconies, five/six bedrooms, shower room, bathroom, en-suites and there is off road parking with an easily maintained garden. The property has gas central heating and is fully double glazed throughout. Built just four years ago this property has many amazing features and is in walk in condition.

We highly recommend early viewing to appreciate the quality and quantity of accommodation on offer. EPC Rating C.

AREA

Crieff has a variety of local amenities including local shops, businesses, cafe's, restaurants, hotels, medical centre/hospital and dentists. There are primary and secondary schools with the highly renowned Morrison's Academy and Ardvreck primary school. The tourist attractions are the visitor centre, Caithness Glass showroom, Crystal outlet and Glenturret distillery. Located within the beautiful Perthshire countryside and close to many outdoor activities including golf, fishing, hill walking and sailing at St Fillians which is just a short drive away at Loch Earn. Commuting by road is easy with the A85 leading to Perth City Centre in just 20 minutes and to the A9 which provides access to all major cities within the central belt of Scotland.

Entrance Hall

4.4 x 1.9 (14'5" x 6'2") An exceptionally wide and welcoming hall that provides access to all the accommodation on this level. The floor is laid with wood effect laminate flooring and a large cupboard provides excellent storage.

Cloakroom

2 x 2.3 (6'6" x 7'6") Modern and contemporary downstairs cloakroom that comprises of a wall mounted wash hand basin with towel rail and an enclosed cistern W.C.. There is tiling to the splash back areas and complimentary tiling to the floor.

Family Room

3.3 x 4.4 (10'9" x 14'5") This room is accessed off the hall and is perfect for reading, watching television and relaxing with the family. There is

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a large window to the front of the property providing natural light. Radiator. Wood effect vinyl flooring. Neutral decor.

Open plan lounge

7.3 x 5.5 (23'11" x 18'0") Walk through from the hall into this vast open reception room with dual aspect long windows overlooking the rear elevated panoramic views and to the side of the property allowing ample natural light and ventilation into this bright room. The wood effect vinyl floor flows through from the hall and there is ample floor space for a variety of lounge freestanding furniture. Three radiators. Neutral decor. Stairs to upper floor.

Dining Area

4.3 x 3.9 (14'1" x 12'9") A very spacious and bright room with natural light streaming in from the large sliding glass doors which lead onto the balcony with wonderful views over the surrounding area and beyond. Open plan with the lounge and kitchen and with a staircase leading to the lower floor. There is an abundance of space for a large table and chairs. Wood effect vinyl flooring continues from the lounge. Inset halogen spot light fittings. Neutral decor. Roller blinds.

The balcony is decked with glass and metal balustrade. There is ample room for a table and is perfect for enjoying the sun in the summer months with outlooks over the rear garden.

Breakfasting Kitchen

7 x 3.9 (22'11" x 12'9") This Beautiful kitchen is fitted with bespoke contemporary wall and base units with contrasting work surfaces and a central island with a stainless steel 1 1/2 bowl sink and drainer and wooden vinyl flooring throughout. A fitted American style fridge freezer and a stainless steel six ring gas hob range cooker with stainless steel splash back and extractor hood over are all included in the sale with the integrated appliances. There is ample natural light from large front facing windows. A spiral staircase leads to a Lovely Mezzanine level and balcony with stunning views to the hill beyond.

Lower floor Landing

3.2 x 2.3 (10'5" x 7'6") Upon descending the carpeted staircase leading from the dining area you come to the carpeted lower landing which gives access to all lower level accommodation as well as the lower balcony/patio area. This area is very bright with

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natural light provided by the large sliding glass doors. Large storage cupboard. Radiator. Inset halogen spot light fittings. The patio/balcony area is at ground floor level and gives access to the rear garden.

Shower Room

3.6 x 1 (11'9" x 3'3") Housing a three piece suite in white comprising enclosed cistern W.C., pedestal wash hand basin and shower cubical. Radiator. Tiled flooring. Shaver point.

Bedroom 3

3.7 x 3.4 (12'1" x 11'1") A well proportioned third double bedroom with window overlooking the rear garden. Carpet. Neutral decor. Space for free standing furniture.

Bedroom 4

4.39m x 3.68m (14'5" x 12'1") A very bright and spacious fourth double bedroom with large sliding doors providing access to the rear garden flooding this room with an abundance of natural light. This room has ample space for free standing bedroom furniture and also benefits from two large storage cupboards. Neutral decor. Radiator. Carpet.

Upper floor Landing

2.1 x 1.6 (6'10" x 5'2") Going up the carpeted staircase from the lounge you come to the upper floor landing which provides access onto all upper floor accommodation. There is an abundance of natural light from a side facing window.

Master Bedroom

5.3 x 4.5 (17'4" x 14'9") The master bedroom is very large with two rear facing windows providing natural light. Carpet. Radiator. Inset halogen spot light fittings. Carpeted stairs leading to an open attic space. Beautifully decorated with feature wall. Access to the en-suite and then on to the balcony.

En-suite

4 x 2 (13'1" x 6'6") This room is fully tiled with complimentary tiling to the floor and comprises of a walk in shower enclosure with glazed screen, a rainfall shower head, enclosed cistern W.C., bidet and a wash hand basin with vanity cupboard under. Chrome heated towel rail.

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Natural light and ventilation is from a double glazed velux window as well as the glazed doors to the balcony area which is also accessed from the mezzanine level.

Bedroom 2/Lounge Area

7 x 3.3 (22'11" x 10'9") Tastefully decorated second double bedroom with large dual aspect windows to the front of the property and a velux window to the side. ample space for free standing furniture. It is linked by sliding doors to a lounge area which is perfect for a games room. Carpet. Radiator.

Bathroom

2 x 2.1 (6'6" x 6'10") Housing three piece suite in white comprising W.C., pedestal wash hand basin and bath. Wet walling to splash back areas. Opaque glazed window the side providing natural light and ventilation. Shelved storage.

Balcony

Accessed from the mezzanine level and the en-suite, this balcony is decked with glass and metal balustrade. Enjoying beautiful views to the hills beyond. Space for table, chairs and sun loungers.

Attic Area

7.5 x 5.7 (24'7" x 18'8") The attic area is very generously portioned and can be utilised for a range of different activities such as gym, dressing room, playroom and more.

External

Externally a stone wall with wooden gate provides access into the large front garden. To the front of the property it is mainly laid to wood chip and gravel, with planted trees.

To the side of the property the gravel and wood chip theme carried on with planted shrubs.

At rear of the property there is further wood chip and is enclosed by a mixture of timber fencing and hedging and access provides access into bedroom 4 and the lower landing.

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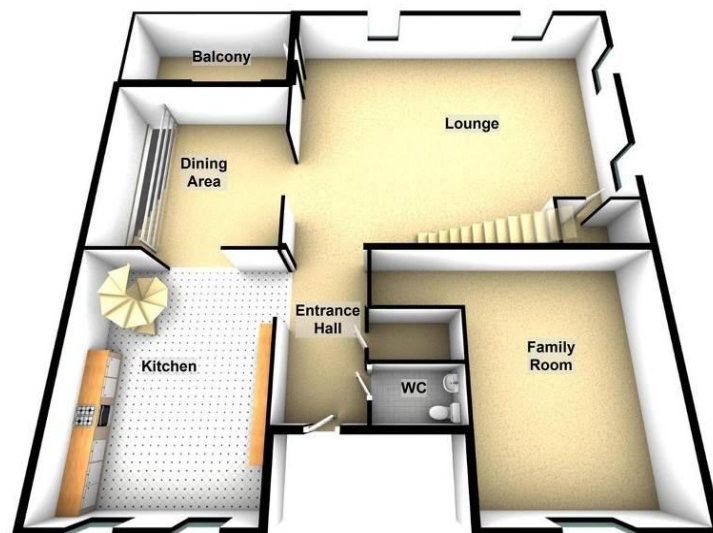




Basement



Ground Floor





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