

23 Skye Crescent

CRIEFF, PERTSHIRE, PH7 3FB



AMAZING FAMILY HOME WITH THREE PUBLIC
ROOMS AND A KITCHEN/DINER



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Part exchange is available for this particularly appealing and elegant detached villa situated in this desirable location.

Internally the spacious accommodation is in excellent decorative order and finished to a high standard making this a true “walk-in” home. A glance at the floor plan will help to illustrate to room layouts however only viewing will confirm the superb potential this family home offers.

The main lounge has a feature wall built to house the television and includes a built-in electric fireplace. The large square bay is dressed with internal shutter blinds for style and privacy. The family room offers a log-burning stove and features the same shutters as the lounge. The dining kitchen is country style with a range cooker. French doors open to the garden. The utility room also has a door to the side. The guest cloakroom completes the accommodation on this floor.

the lounge



kitchen/diner



family room





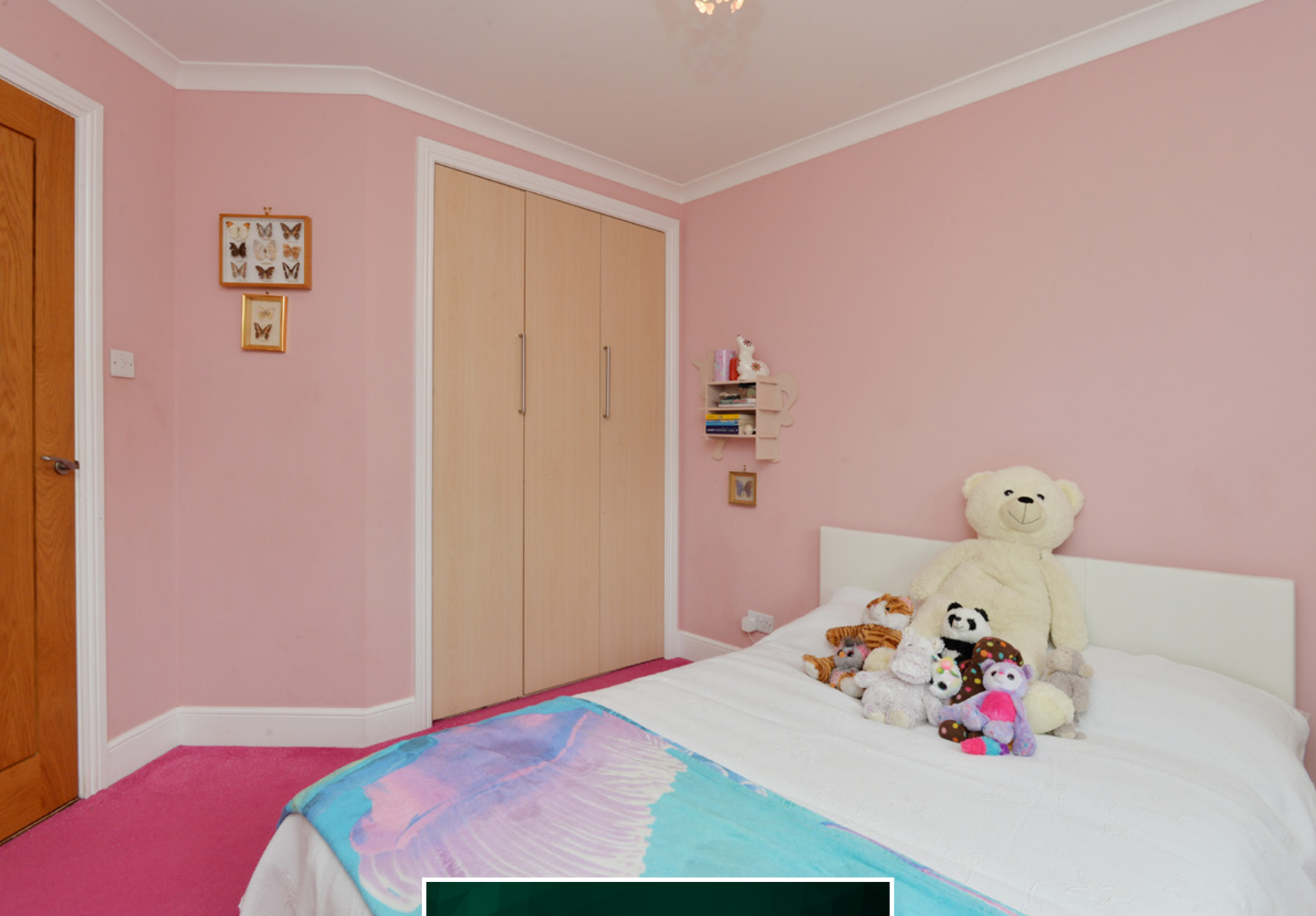
Upstairs are four bedrooms with the master bedroom having an en-suite shower room. Bedroom four has been converted into a dressing room but fittings can easily be removed to reinstate the room as a bedroom. The other three bedrooms all have built-in wardrobes. The family bathroom is partially tiled and there is a shower over the bath with a glazed screen. The quality of the doors and flooring will speak for themselves.

To the front of the house is a large drive capable of parking several vehicles. The garden to the front is laid to grass with a neat flower border. To the rear of the house is an enclosed garden laid to artificial grass for ease of maintenance. A stylish deck and the covered veranda provides a stylish setting for the hot tub. In addition, an extension has been added to the side to create a garden room. This room can have many functions and the current owners had it built as a bar and games room with a home cinema. This is a stunning property, viewing is a must.



**bedroom 1
&
en-suite**



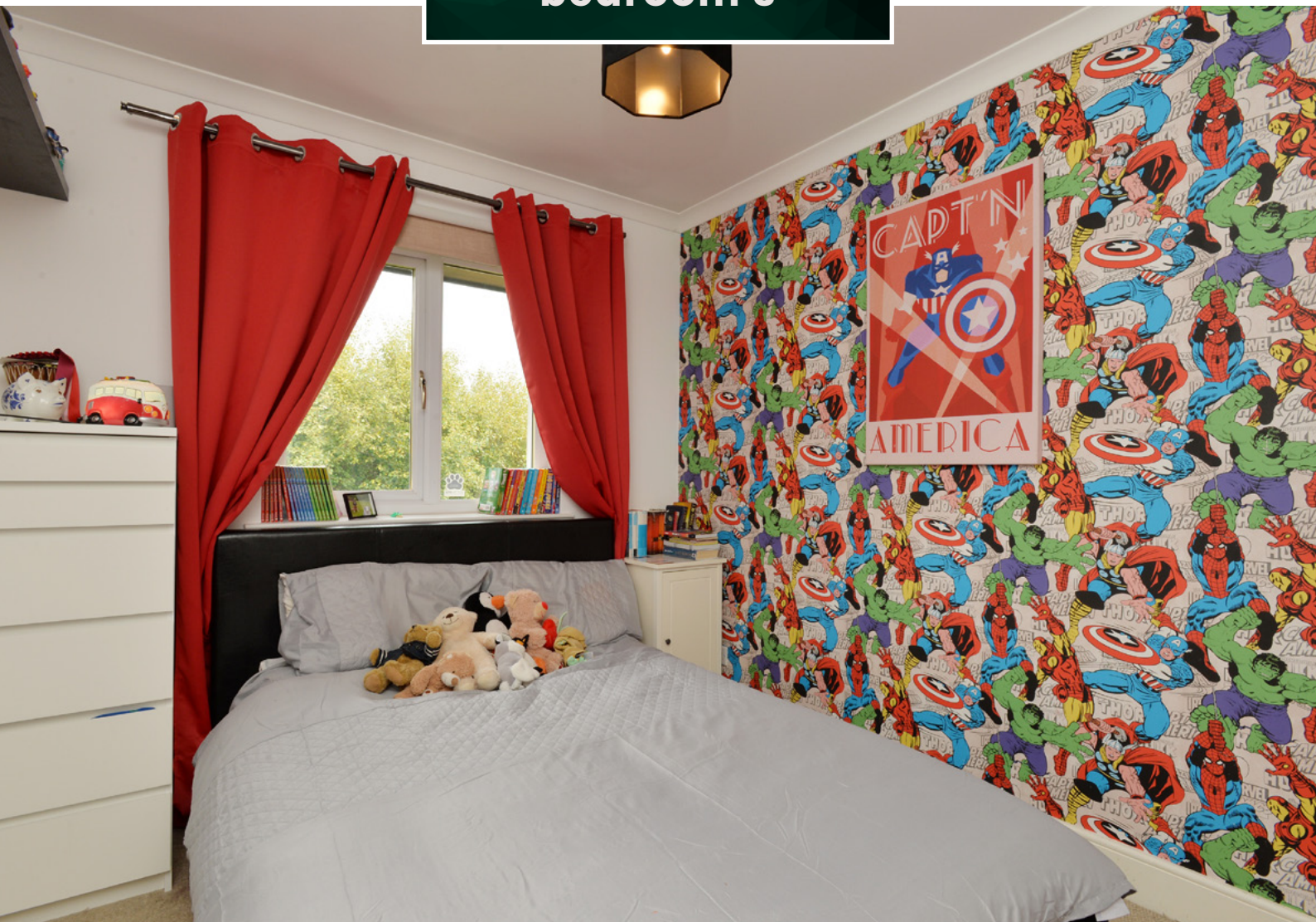


bedroom 2





bedroom 3





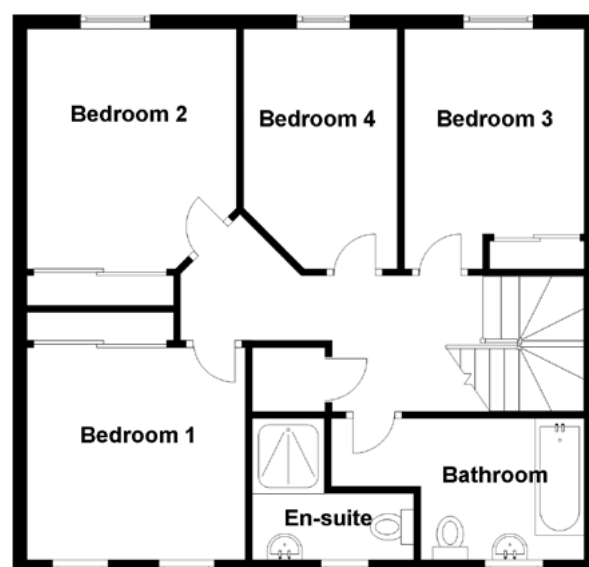
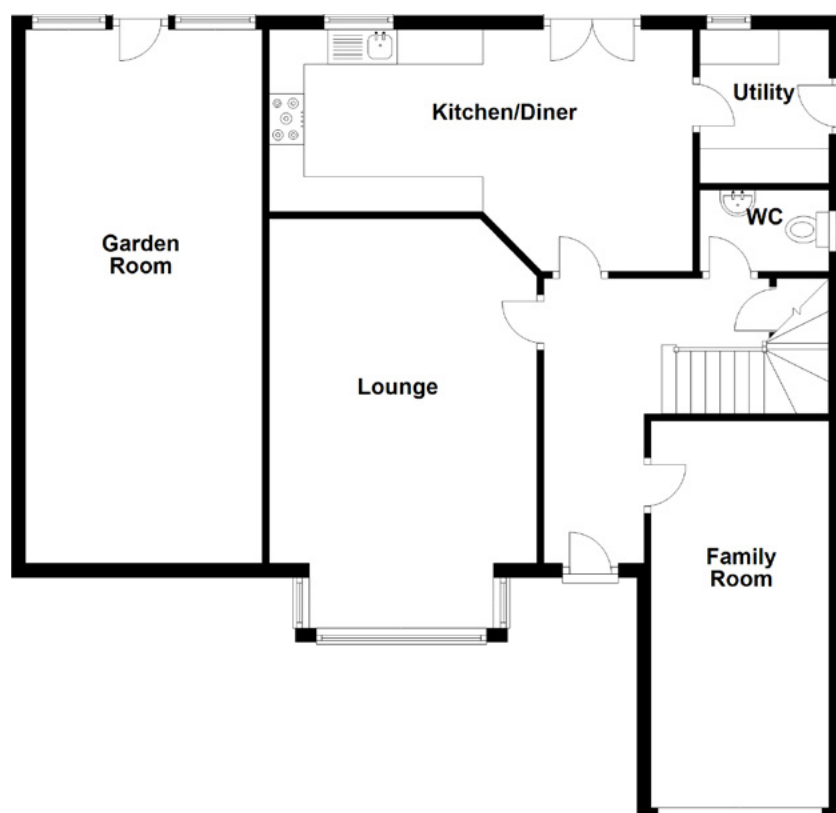
bedroom 4





bathroom





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.09m (20') x 3.44m (11'3")	Bedroom 2	3.45m (11'4") x 3.01m (9'11")
Lounge	5.89m (19'4") x 3.85m (12'8")	Bedroom 3	3.45m (11'4") x 2.58m (8'6")
Family Room	5.56m (18'3") x 2.56m (8'5")	Bedroom 4	3.45m (11'4") x 2.21m (7'3")
Utility	2.16m (7'1") x 1.88m (6'2")	Bathroom	3.63m (11'11") x 2.03m (6'8")
Garden Room	7.68m (25'2") x 3.41m (11'2")		
Bedroom 1	3.17m (10'5") x 3.05m (10')	Gross internal floor area (m ²): 137m ²	
En-suite	2.00m (6'7") x 1.03m (3'5")	EPC Rating: C	



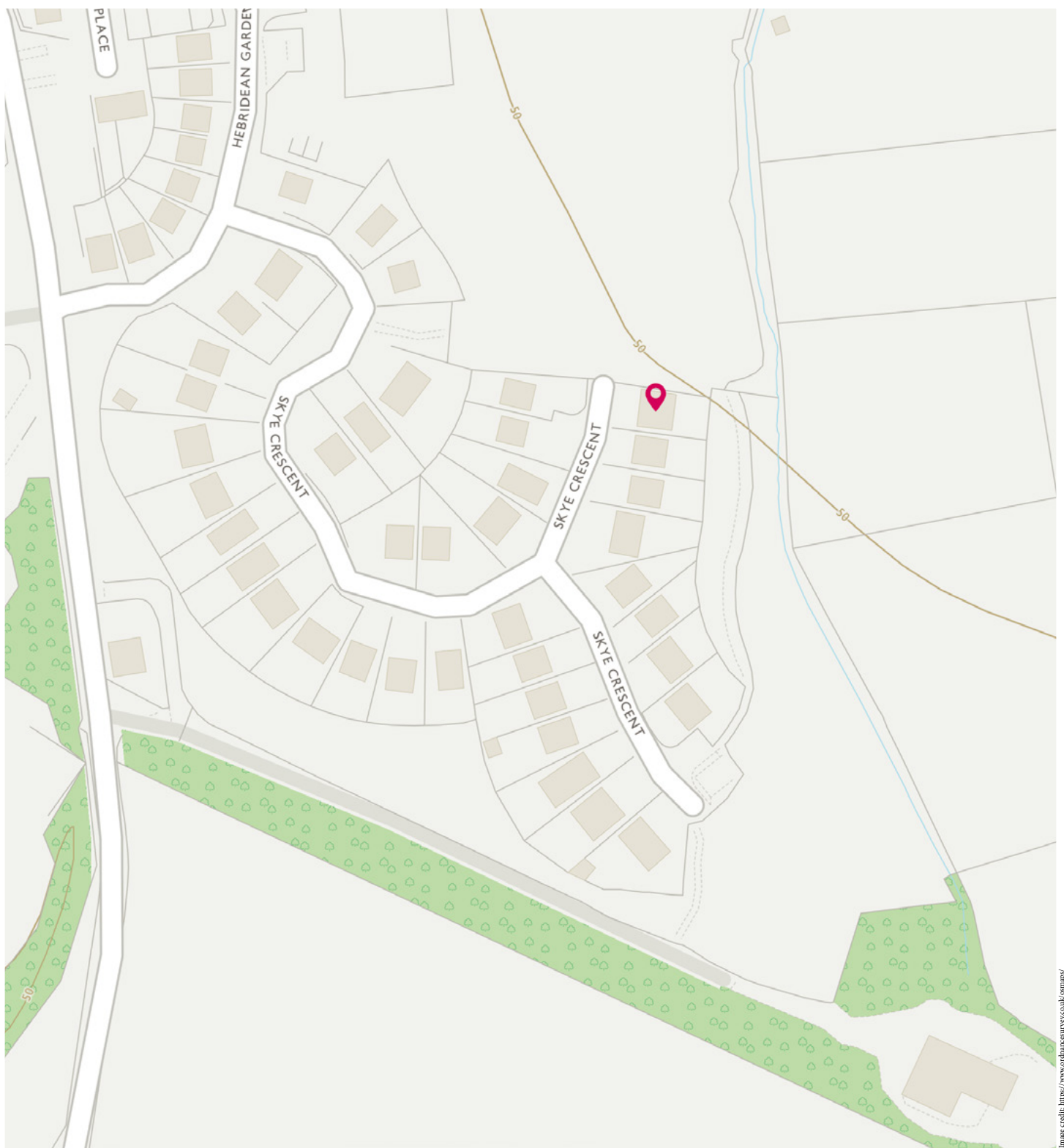


the garden



Crieff is ideally situated at a gateway to the Highlands, just seven miles from the A9 and within commuting distance of Glasgow, Edinburgh, Stirling and Perth. The town itself has a wide range of retail outlets, a large medical centre, modern Cottage Hospital and dental practices.

The recreational facilities within the town include a new leisure centre with a swimming pool, gym and library, Crieff Golf Club and tennis courts. The Crieff Hydro Hotel offers members access to its swimming pools, equestrian centre, golf course, tennis courts and additional leisure facilities. Schooling in the area is well provided for including the local Crieff primary schools and secondary school campus as well as a number of independent schools within a comfortable daily distance. These include both Morrison's Academy and Ardvreck Preparatory School (both in Crieff), Strathallan in Forgandenny, Kilgraston by Bridge of Earn, Craigclowan on the edge of Perth and Glenalmond lying to the north beyond Methven. Perth City Centre is approximately 15 miles away giving access to the theatre, cinema, restaurants and leisure facilities.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.