

Flat B Alcombe

EWANFIELD, CRIEFF, PH7 3DA



GARDENS TO THE BACK AND FRONT AND A GARAGE WITH ADDITIONAL PARKING TO THE REAR



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THE PROPERTY

McEwan Fraser Legal is delighted to present this exquisite main-door flat, a haven of style and sophistication with its elegantly proportioned rooms and charming period features. Nestled in a desirable location, this single-level home offers a perfect blend of traditional character and modern luxury, making it an ideal choice for discerning buyers.





As you enter, the spacious hallway sets the tone for the airy and inviting accommodation. The lounge diner is a highlight, featuring a large west-facing bay window that floods the room with natural light, a striking feature fireplace that anchors the space, and modern flooring that adds a touch of contemporary luxury.





The dining kitchen is a chef's delight, boasting an abundance of storage, integrated appliances and a double range cooker that makes meal preparation a joy. This well-appointed space is perfect for both everyday dining and entertaining.

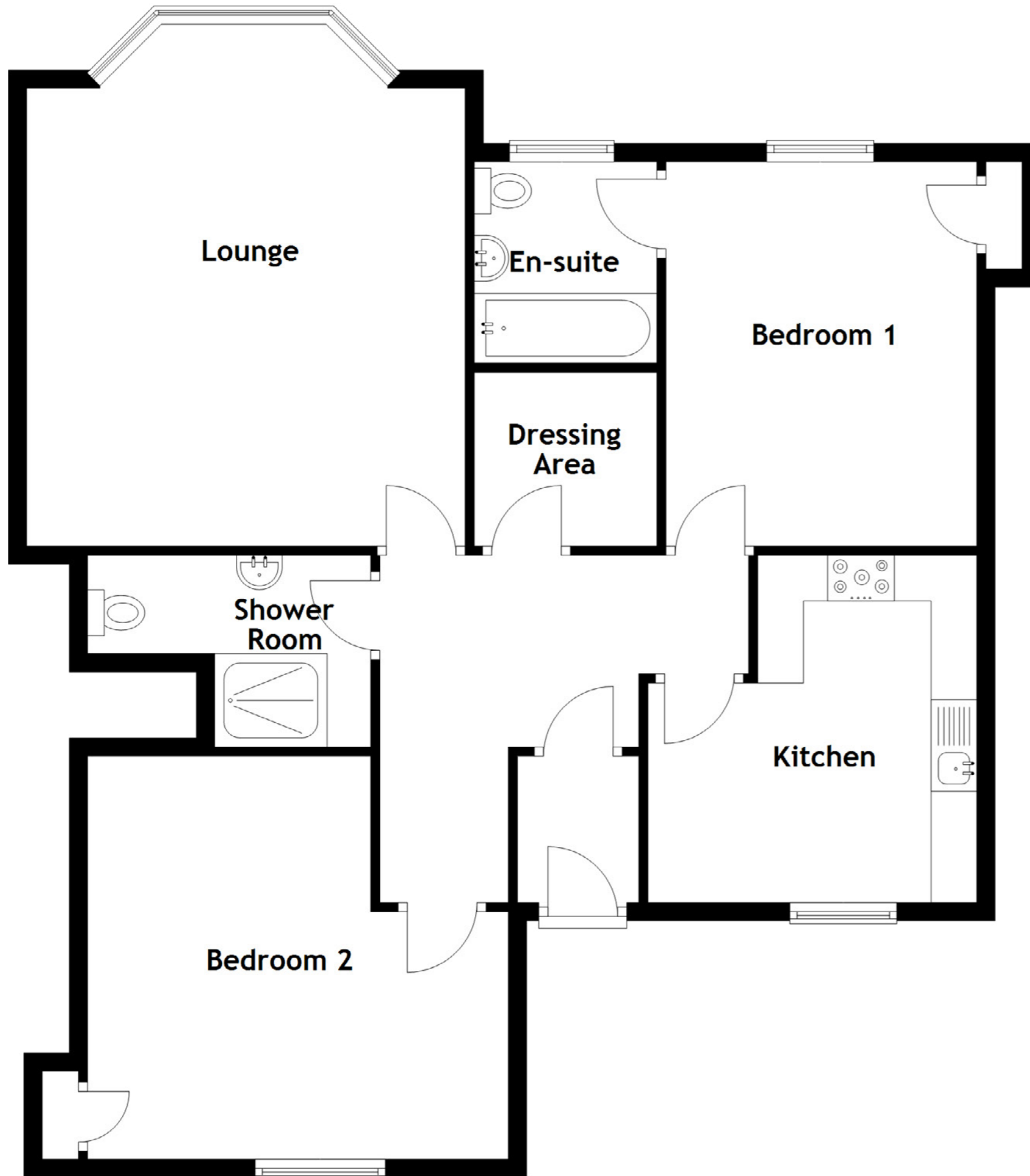


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The property offers two generously sized double bedrooms, with the master featuring an en-suite for added convenience. The family bathroom is elegantly designed, providing a relaxing retreat after a long day. Additionally, there is a walk-in dressing room that can easily serve as a home study, offering flexibility to suit your lifestyle needs.



Approximate Dimensions
(Taken from the widest point)

Lounge	5.71m (18'9") x 4.80m (15'9")
Kitchen	3.80m (12'5") x 3.60m (11'10")
Bedroom 1	4.20m (13'9") x 3.40m (11'2")
Bedroom 2	4.60m (15'1") x 4.41m (14'5")
Shower Room	3.10m (10'2") x 2.10m (6'11")
En-suite	2.20m (7'3") x 2.00m (6'7")
Dressing Area	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 111m²
EPC Rating: D



Externally, the property is equally impressive. The private east-facing front garden is bound by mature hedging and offers privacy with a pleasant outlook. The private back garden is ideal for play or entertaining. With ample space for outdoor activities, it provides a perfect extension of the living space. A garage offers secure parking and additional storage, enhancing the practicality of this beautiful home.

Experience the perfect blend of elegance, comfort, and convenience in this stunning main-door flat. Schedule a viewing today and discover the exceptional lifestyle that awaits you in this charming home.

THE LOCATION

Crieff is celebrated for its rich history and breathtaking landscapes, making it a sought-after destination for those seeking a blend of rural beauty and urban amenities.

The town boasts a variety of local shops, cafes, and restaurants, offering a delightful array of culinary and retail experiences. The renowned Crieff Hydro Hotel, a historic spa hotel, is just a stone's throw away, providing a wealth of leisure facilities, including tennis courts, gym facilities, equestrian centre and luxury spa. Crieff Golf Club is also just a short walk away.

Education in Crieff is well-catered for with excellent primary and secondary schools all within walking distance, making it an ideal location for families. The town also enjoys a strong sense of community, with regular events and activities that bring residents together, including the long-standing Crieff Highland Gathering, fostering a welcoming and friendly atmosphere.

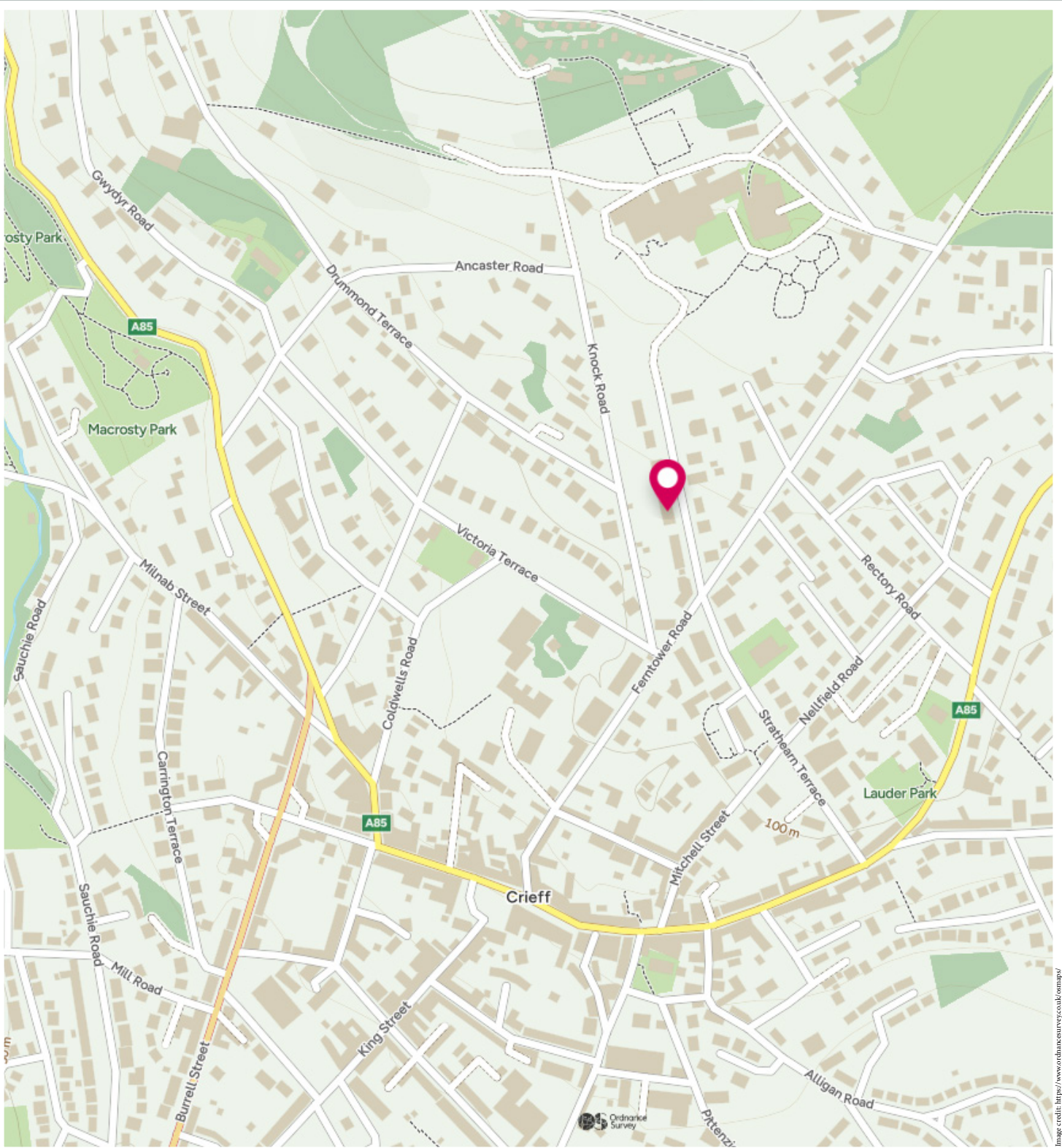


For outdoor enthusiasts, Crieff offers an abundance of recreational opportunities. The surrounding countryside is a haven for walkers, cyclists, and nature lovers, with numerous trails and paths that showcase the area's natural beauty. From the scenic wonders of Glenturret to the tranquil banks of the River Earn, there's always something to explore.

Whether you're commuting for work in Edinburgh, Glasgow or Dundee, or exploring the wider region, Crieff's central location delivers convenience and connectivity.

This exquisite property is more than just a home; it's an invitation to enjoy a lifestyle enriched by the town's unique blend of history, nature, and community. With its sophisticated design and desirable location, this property offers a perfect sanctuary for those seeking peace and elegance in a vibrant setting.

Discover the allure of Crieff and the exceptional quality of life it offers. Schedule a viewing today and experience firsthand the charm and sophistication of this beautiful property.



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