

# 49 Foyers Way

CRIEFF, PERTSHIRE, PH7 3FA



MODERN 2-BEDROOM HOME ON  
PRIVATE CORNER PLOT



01738 500 655



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Nestled in a quiet corner plot within a sought-after development in Crieff, 49 Foyers Way is a stunning two-bedroom semi-detached new build offering privacy, style, and energy-efficient living. With no neighbouring properties overlooking the garden, this home enjoys an exceptional level of seclusion rarely found in new builds.

The property has a bright and welcoming entrance, with brand new carpets and flooring throughout, creating a fresh and contemporary feel. The spacious living room is bathed in natural light, offering a perfect space to relax or entertain, and flows seamlessly into the well-appointed kitchen.







This modern kitchen benefits from an abundance of daylight and features French doors that open directly onto the generous rear garden.



A convenient  
downstairs WC  
completes the  
ground floor.





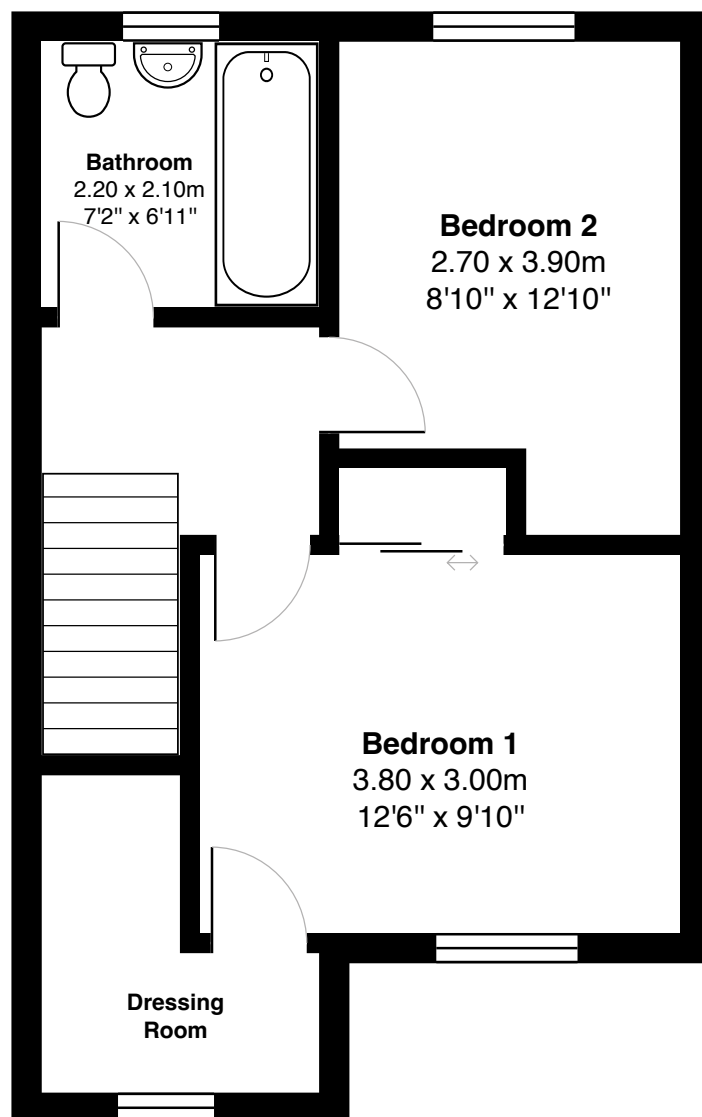
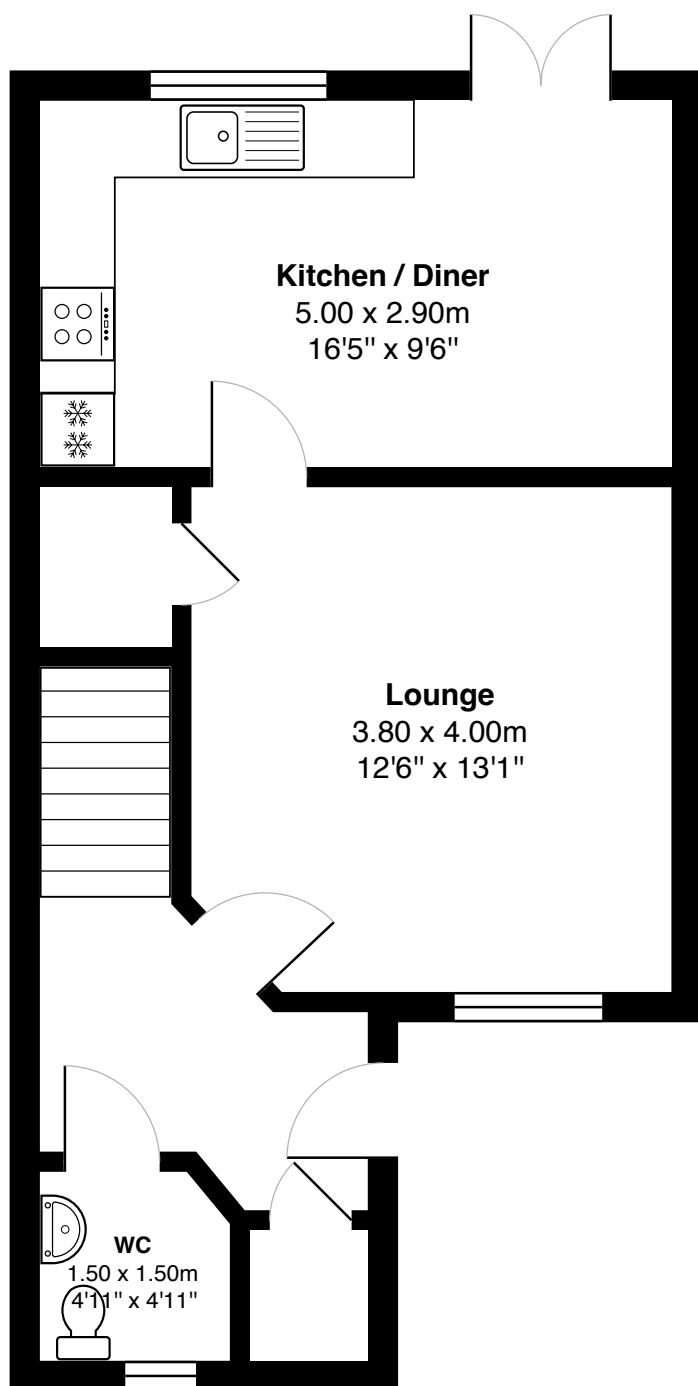
Upstairs, the family bathroom is bright and stylish, with clean finishes and a sleek integrated bath and shower. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from built-in wardrobes and boasts a fantastic walk-in wardrobe/dressing room with ample space for clothes, storage, and dressing, adding a touch of luxury and practicality to the space.





**Bedroom 2**





Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

EPC Rating: B





The large private garden, enclosed with boundary walls, offers excellent outdoor space. Being on a corner plot, it enjoys added privacy and a sense of openness, enhancing the home's appeal.







---

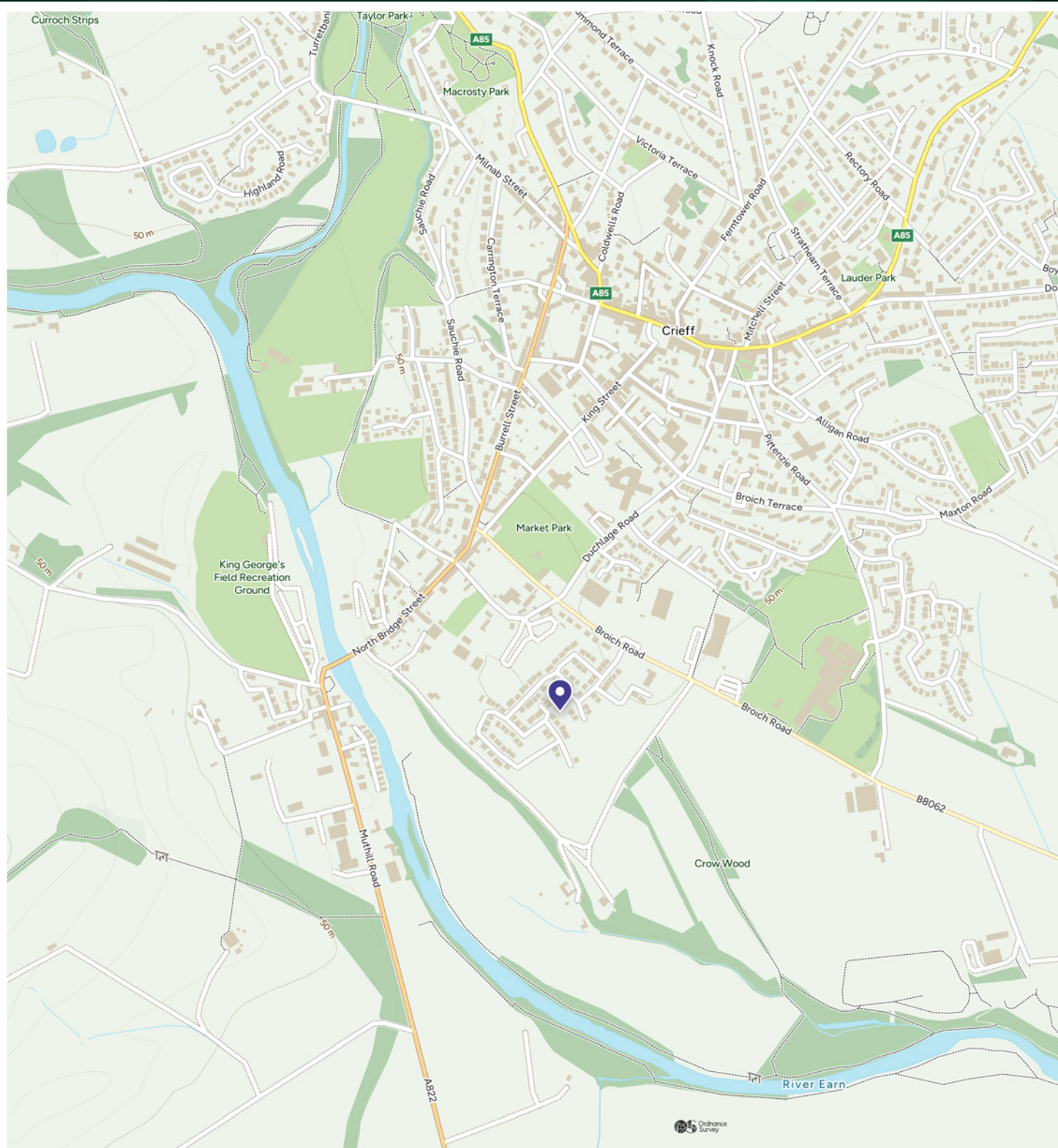
Set in the heart of Perthshire, the vibrant town of Crieff offers the perfect balance of countryside charm and modern convenience. Surrounded by stunning scenery, rolling hills, and open countryside, Crieff is a popular choice for families, professionals, and retirees alike.

The town is well served by a wide range of local amenities including independent shops, cafés, restaurants, a supermarket, medical centre, and leisure facilities. Crieff also boasts excellent primary and secondary schooling, including the reputable Morrison's Academy, a well-regarded independent school.

Outdoor enthusiasts are well catered for, with easy access to scenic walking routes, cycling trails, and nearby attractions such as The Famous Grouse Experience and Drummond Castle Gardens. Golf, fishing, and other outdoor pursuits are all within easy reach. Crieff is well connected, with regular bus services and road links to Perth, Stirling, and beyond. Perth city centre is approximately 18 miles away, providing access to mainline rail services and a wider range of shops, services, and cultural attractions. Crieff combines the appeal of rural living with excellent local amenities, making it a highly desirable place to call home.

---





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**ZARA GROSPPELLIER**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
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.