

STRATHEARN
NEW FOWLIS, BY CRIEFF, PH7 3NH



IrvingGeddes
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STRATHEARN, NEW FOWLIS, BY CRIEFF, PH7 3NH

A most attractive and substantial modern home, located in the small hamlet of New Fowlis, 4 miles east of Crieff & 12 miles west of the city of Perth. An immaculately presented detached villa within a quiet cul-de-sac of quality private residences. Boasting a versatile layout, Strathearn offers 4/5 bedrooms, ample public rooms, a double garage, stunning landscaped grounds and a beautiful open outlook.

Strathearn has particularly well-appointed accommodation set over two floors, the ground floor comprising a VESTIBULE, reception HALL with storage, generously sized dual aspect LOUNGE with multi-fuel burning stove and rear patio doors, stunning bespoke hand-painted BREAKFASTING KITCHEN by Sculleries of Stockbridge, DINING ROOM/BEDROOM 5, SITTING ROOM with double doors onto a decked patio, and SHOWER ROOM. A generous upper landing has space for a STUDY area & provides access to a large FAMILY BATHROOM & 4 DOUBLE BEDROOMS (bed 2 with EN-SUITE SHOWER ROOM). The MASTER BEDROOM is particularly notable in size, enjoying a wall of built-in wardrobes and large contemporary SHOWER ROOM.

The landscaped gardens grounds are another notable feature of Strathearn, having been extensively developed by the owner. Fully enclosed by attractive block walling and fencing, with electric gates accessing an ample tarmacked parking area and a detached double garage with electric doors. There is an area of lawn to the front and decked patio, with a paved access ramp to the side door. A large sheltered patio is located at the rear, with stone steps & gravel paths set between beautiful curved retaining walls with mature planted beds. There is a large area of lawn beyond, with a seating area at the far corner & a charming octagonal greenhouse at the other. Timber shed, inset lighting, power point & tap.

Warmed by gas central & double glazed throughout, the property also benefits from an alarm system, a Hive external camera, security lights, and full fibre broadband. Mains water, electric & gas. Drainage to septic on-site septic tank.

Strathearn is a most beautiful modern family home of rare quality, a substantial and versatile layout & enviable location. Likely to be welcome addition to the market.











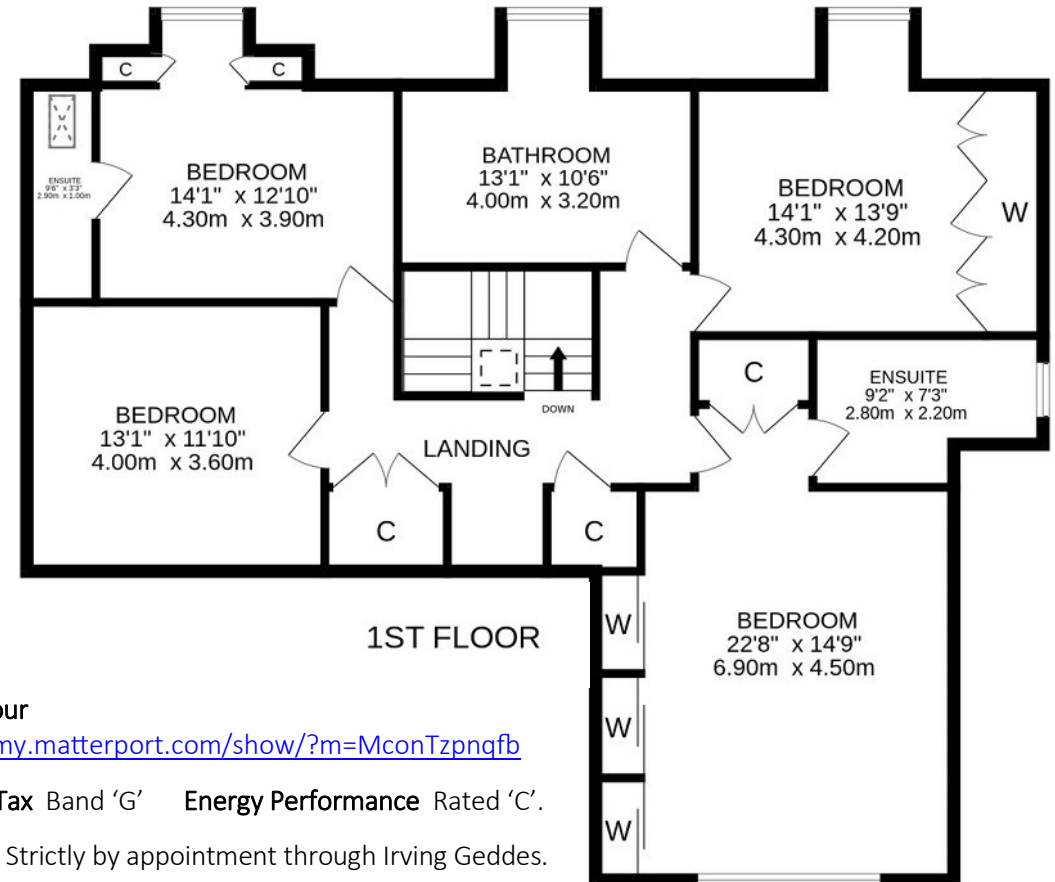
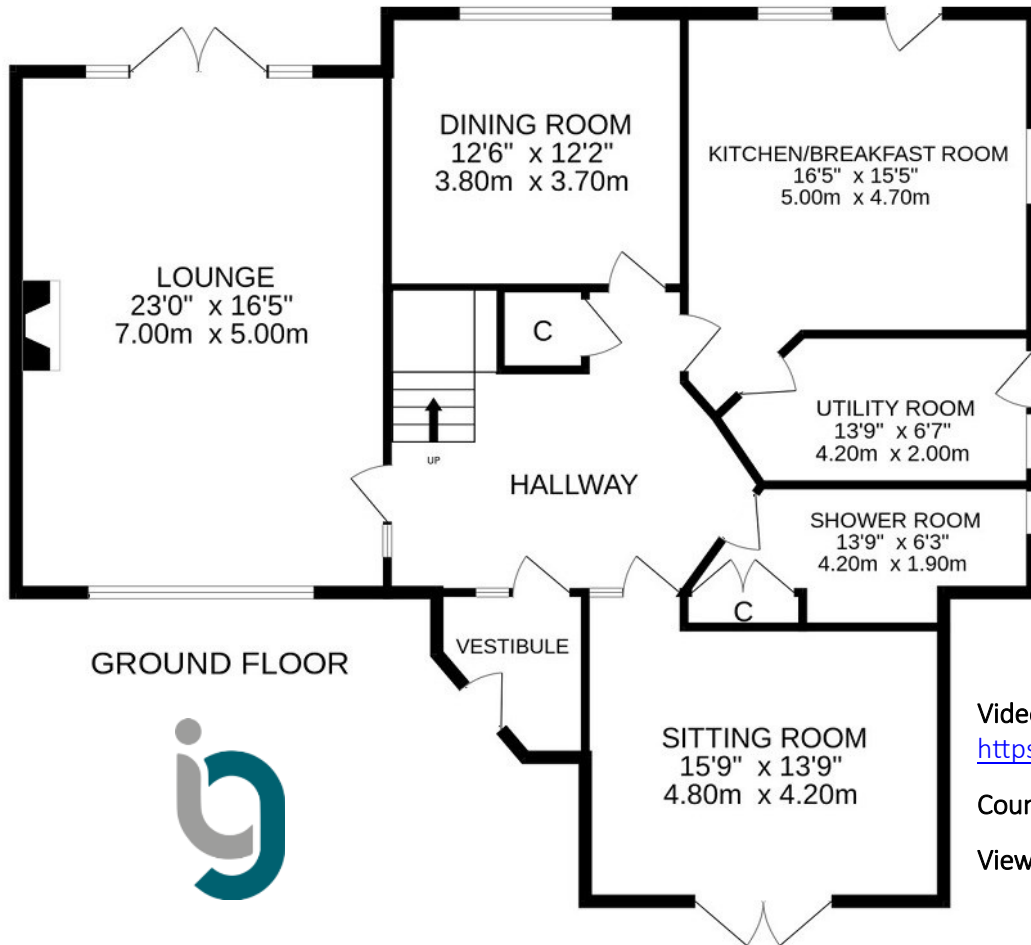
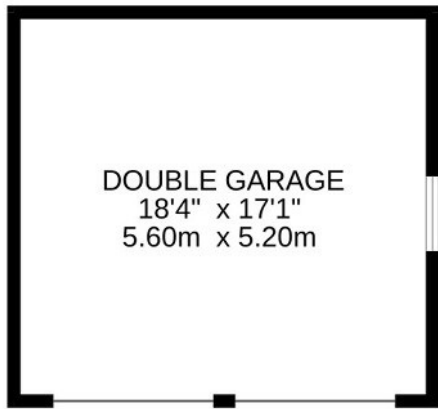












Video Tour

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

Council Tax Band 'G' Energy Performance Rated 'C'.

Viewing Strictly by appointment through Irving Geddes.





These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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