

PHEASANT RUN
HIGHLANDMAN STATION, BY CRIEFF, PH7 3QL



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Irving Geddes are delighted to offer for sale this substantial five bedroom, five public room detached villa enjoying an enviable location within a small exclusive development adjacent to the former Highlandman Railway Station. Pheasant Run boasts a rural setting yet is easily accessible, lying 1mile from Strathearn's principal town of Crieff, 7miles to Auchterarder with motorway links onto Edinburgh and Glasgow, 9miles to the world famous Gleneagles Golf Resort & 20miles to the historic city of Perth. There is an excellent array of state & private education within Crieff and surrounds, such as Crieff High School, Ardvreck (Preparatory), Morrisons Academy & Glenalmond College.

The property has well-appointed accommodation set over two floors, with the ground floor comprising; central HALL with W.C. off and ample storage, a generously sized LOUNGE with dual aspect, windows to the front and rear patio doors, FAMILY ROOM with sliding doors to a large CONSERVATORY with garden access, sizeable DINING ROOM, DINING KITCHEN, UTILITY ROOM, and STUDY. There is a FAMILY BATHROOM & 5 DOUBLE BEDROOMS on the upper floor, two bedrooms with EN-SUITE SHOWER ROOMS, the master particularly generous in size with DRESSING ROOM, and bedroom two with a STUDY off.

Enclosed by mature hedging, the stunning gardens extend to c.0.6acres with a most pleasant open outlook to the rear. The long tarmac drive leads to a detached triple garage, and there are large areas of lawn, mature trees and shrubs throughout and a beautiful patio & gravel seating area to the rear.

Warmed by oil central heating, double glazed and fitted with solar panels. Pheasant Run is a most beautiful family home with a substantial & versatile layout, set within attractive garden grounds & boasting an enviable location.

Video Tour <https://my.matterport.com/show/?m=ijEJKSbQrDd>

Council Tax Band 'G' **Energy Performance** Rated 'D'.

Viewing Strictly by appointment through Irving Geddes.

Services Mains electric and water, oil central heating and photovoltaic panels. Drainage to communal septic tank.

Irving Geddes
W.S. • Solicitors • Estate Agents







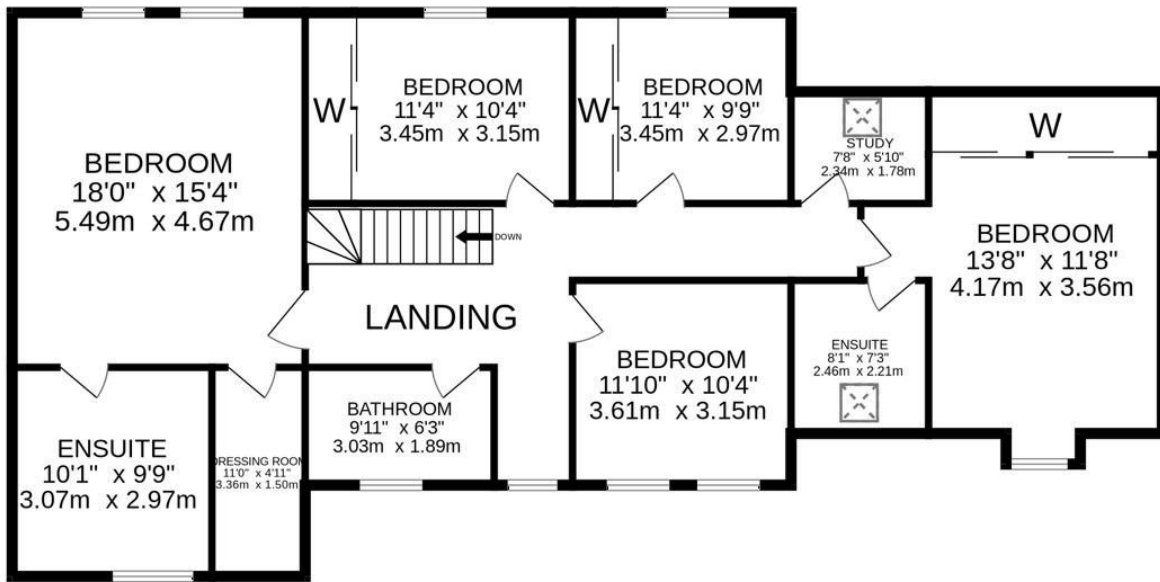








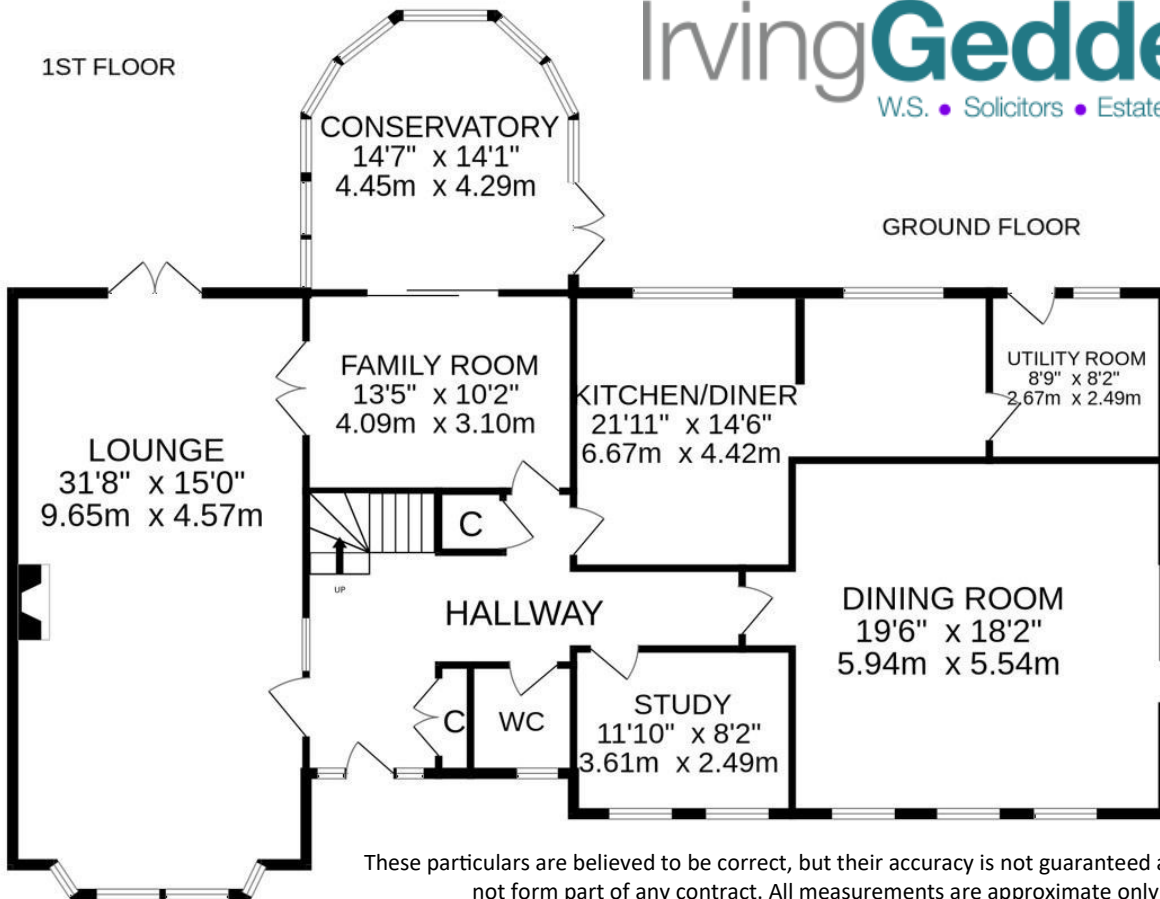




1ST FLOOR

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GROUND FLOOR



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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