



PARKHILL
TURRETBANK ROAD, CRIEFF, PH7 4LT

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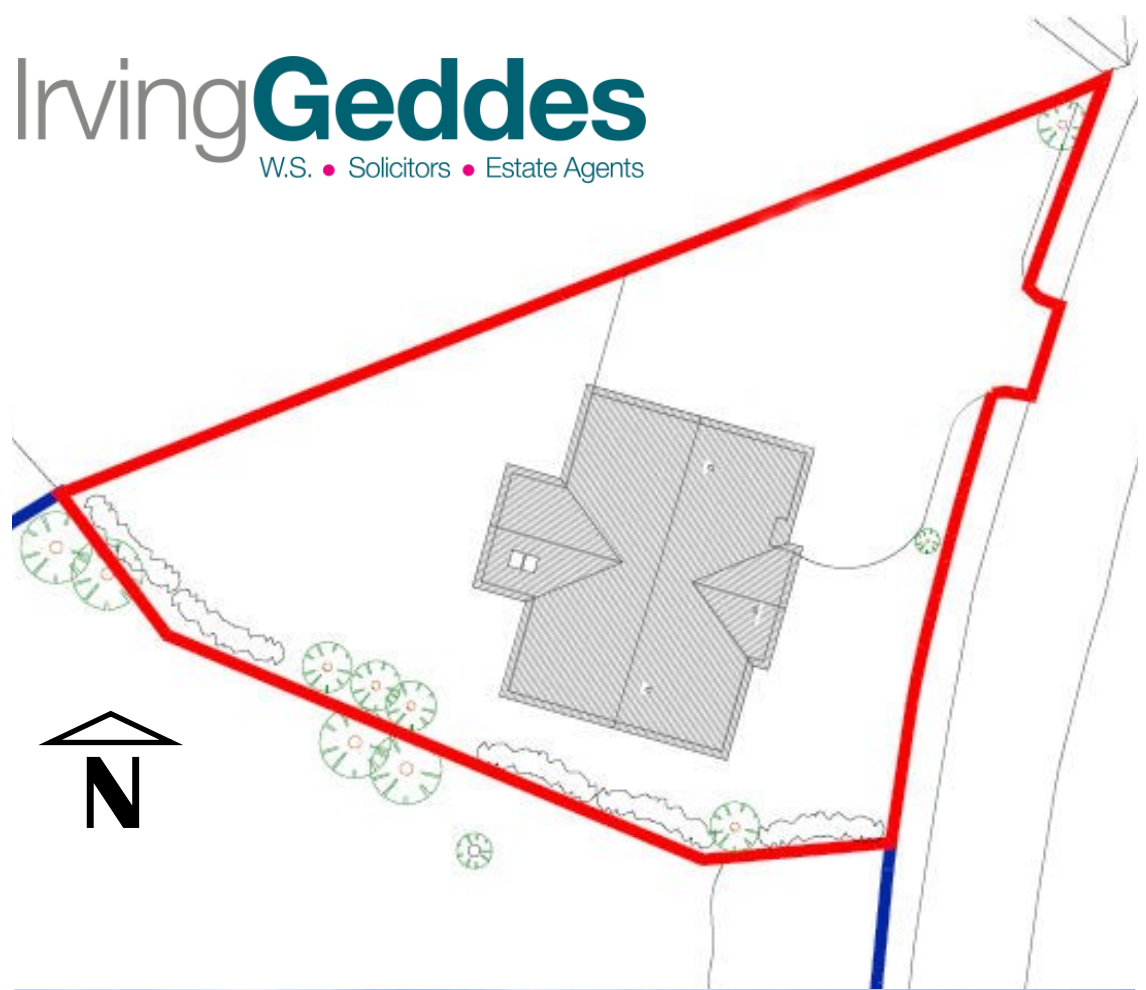
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New to the market & rarely available locally, this Denholm Partnership architect designed three bedroom luxury bungalow is nearing completion. This individual property enjoys private access and a generous plot within a popular established residential area. Parkhill is a generously proportioned home with a thoughtfully designed practical floorplan catering for the needs of modern living. The layout comprises ENTRANCE HALL, a superb open-plan KITCHEN / DINING / LOUNGE, THREE DOUBLE BEDROOMS (MASTER EN-SUITE SHOWER ROOM), BATHROOM and UTILITY ROOM. It is warmed by an air-source heat pump with under-floor heating & triple-glazing throughout, & a partially floored attic space is accessed by loft ladder. Buyers are able to choose their kitchen and bathroom fittings, flooring & tiling. A good-sized manageable garden is complemented by a double width driveway providing ample parking, an EV charging point, outside tap, and an option to add a garage or carport with storage space to the north elevation. The plot is fully enclosed with timber fencing, and comprises areas of lawn, mature planting, neat gravel paths and a large paved patio. The property overlooks the beautiful MacRosty Parks and is close to easy access walks along the banks of the River Earn, Lady Marys walk, Laggan Hill and The Knock, with its stunning views over the Strathearn valley.

Crieff is a holiday town set in the picturesque Strathearn valley within beautiful Perthshire countryside. Only 17 miles from Perth, 23 miles from Stirling, 49 miles from Glasgow & 46 miles from Edinburgh. A local bus service runs regularly within Crieff and also connections to Perth and Stirling. The town offers a full range of shops including supermarkets and individual specialist shops. There is a large medical practice, cottage hospital and dental practices. Crieff offers an excellent choice of local schools; three primary, Morrisons Academy, Crieff High, Ardvreck Preparatory all within Crieff and Glenalmond College only a short drive. Crieff offers a wide range of leisure activities: Golf: Courses at Crieff, Crieff Hydro, Gleneagles, Muthill, Comrie and St Fillans. Crieff Leisure Centre includes indoor recreation centre, gym and swimming pool private membership available for Crieff Hydro Hotel leisure. Fishing can be enjoyed with permits on the River Earn and its tributaries along with loch fishing at Loch Earn. Sailing and watersports enthusiasts can enjoy the magnificent setting of Lochearnhead, just 15 miles away. The ski slopes of Glencoe and Glenshee are within 1 1/2 hours and north to Cairngorm nearAviemore is approximately 2 hours drive. Perth and Pitlochry cater for keen Theatre goers, although regular local productions are staged along with musical evenings.

Video Tour <https://my.matterport.com/show/?m=YtE596eyY3q>

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Kitchen, Utility Room and Lounge

A stunning quality kitchen and Utility room by Pronorm from MiHaus (Glenrothes). 3D computer renders shown above of the design, the colour and worktop are to be chosen by the buyers. The breakfasting kitchen is a sleek German design with large central island, open to a dining area (Dining kitchen measuring 5.8m x 4.2m) & a generous living area measuring 6.0m x 4.2m with sliding doors to the patio and rear garden.











Bathroom

Bathroom from Grohe, Geberit and Mira with walk in shower, separate bath, wall hung toilet and basin. Tiling & flooring from MiHaus to be chosen by buyer. 3D render below.



Master En-suite

A beautiful en-suite with walk in shower, wall hung toilet and basin. Tiling and flooring from MiHaus to be chosen by buyer. 3D render below.

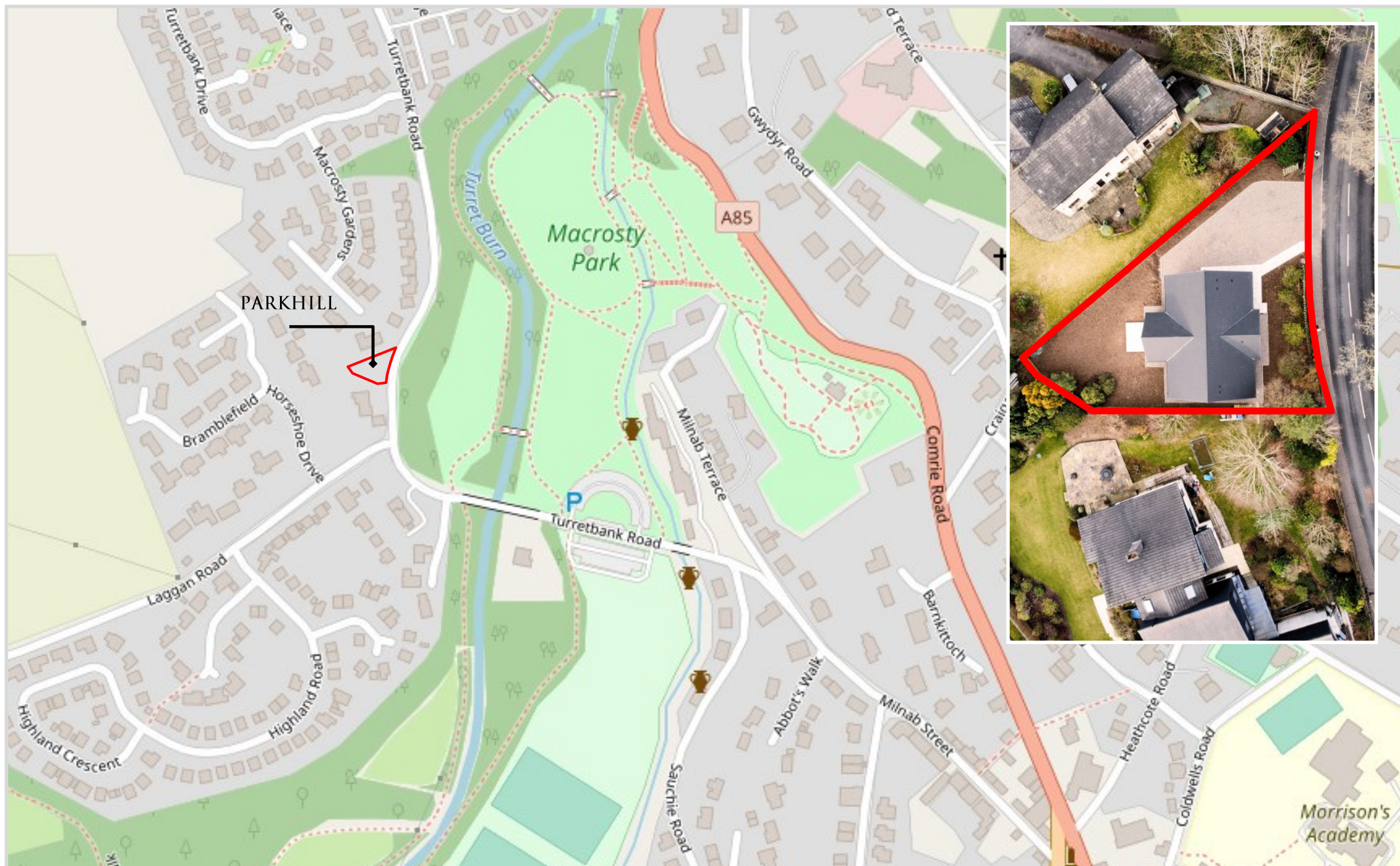
Bedrooms

The master and second bedroom have fitted wardrobes with sliding doors and useful internal shelving and hanging rails. The third bedroom would also suit as an ideal study or snug.

Exterior

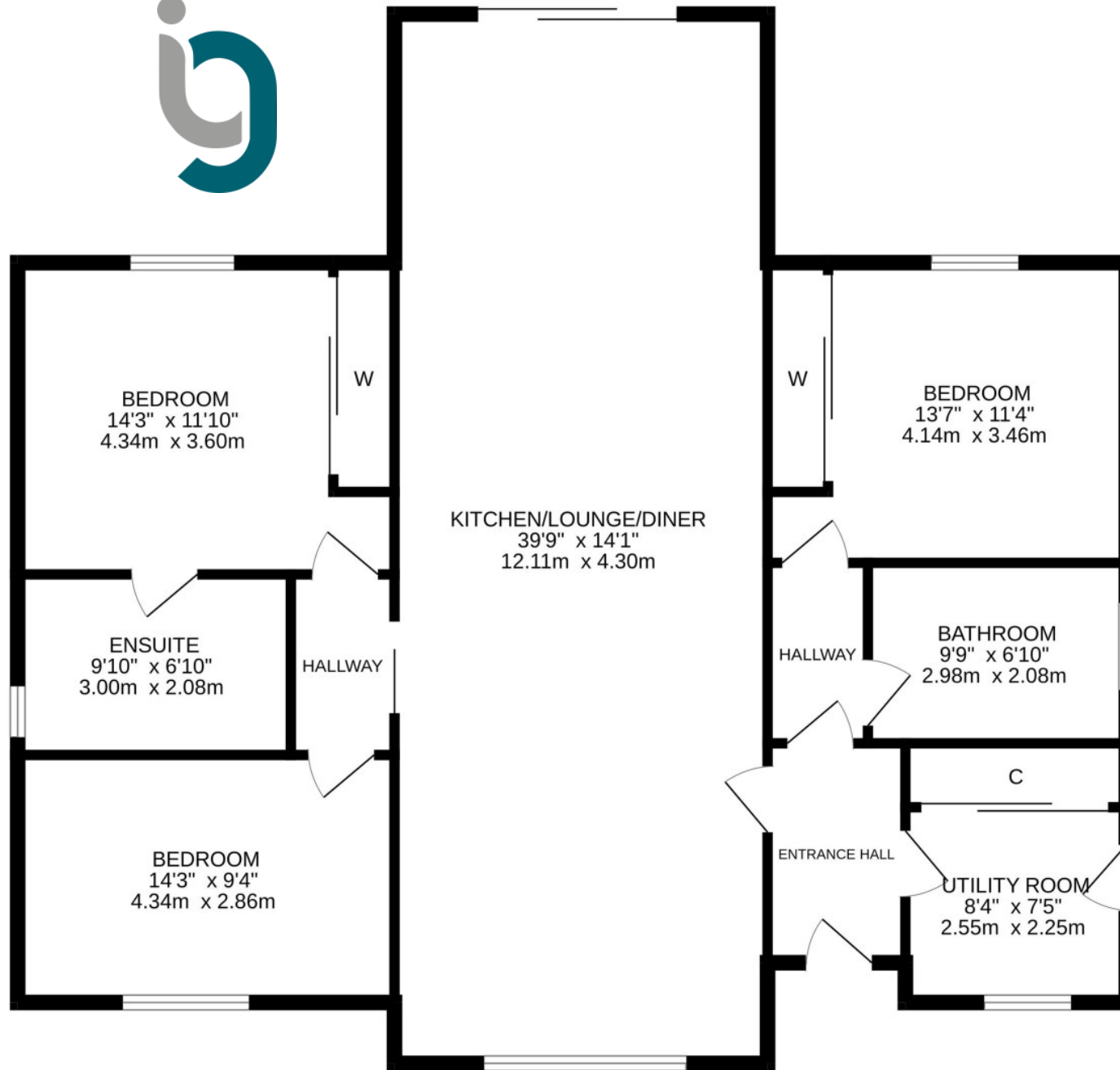
Paths laid to gravel with concrete slabbed patio measuring 3.6m x 3.6m, ideally positioned for the afternoon sun. The windows & doors (Scandinavian Rationel) are triple glazed and aluminium clad, with maintenance free cladding, soffits & fascias. The rear garden will be grassed & fully enclosed with timber fencing. Under permitted development planning, there is an option for a garage/carport to the north elevation (to the rear of the parking area).





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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.



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