



PARKHILL
TURRETBANK ROAD, CRIEFF, PH7 4LN

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New build luxury three bedroom bungalow designed by Denholm Partnership architect, in this rarely available location. Parkhill enjoys private access and a generous plot within a popular established residential area. This individual property 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), MAIN BATHROOM and UTILITY ROOM. Parkhill 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. There is a good-sized manageable garden, complemented by a double width driveway providing ample off street parking, an EV charging point and outside tap. 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.

Kitchen, Utility Room and Lounge

A stunning quality kitchen and Utility room. 3D computer renders shown above of the design. The breakfasting kitchen is a sleek quality 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.

Main Bathroom

Main Bathroom with walk in shower, separate bath, wall hung toilet and basin. Tiling & flooring. 3D render shown.

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.

Master En-suite

A beautiful en-suite with walk in shower, wall hung toilet and basin. Tiling and flooring. 3D render shown.

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 is grassed & fully enclosed with timber fencing and gates. **Video Tour** <https://my.matterport.com/show/?m=YtE596eyY3q>

- Energy efficient; Triple glazing, Valiant Air source heat pump & Underfloor heating
- Quality fixtures and finishes
- Quiet location overlooking the MacRosty Parks
- Fully enclosed fenced private garden and patio
- A stunning quality kitchen and utility room
- Fitted wardrobes with sliding doors in the Master and second bedroom
- Third double bedroom is versatile to use as a home office or creative space
- Double width driveway providing ample off-street parking with EV charging point
- Floored Attic area accessed by Loft Ladder
- Open Plan main living area
- Walking distance to town and local bus
- Maintenance free exteriors

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 & 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 near Aviemore is approximately 2 hours drive. Perth & Pitlochry cater for keen Theatre goers, although regular local productions are staged along with musical evenings.









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All measurements are approximate.