

OAKBANK
HORSESHOE DRIVE, CRIEFF, PH7 4LT



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Oakbank is a striking south-west facing, uniquely designed detached family villa. The property is a well proportioned, generously sized home of 249m² offering 4/5 bedrooms. A well maintained bespoke design with a modern open-plan layout, ahead of its time, boasting a versatile layout. A rarely available opportunity to create a wonderful home.

This stunning split level villa is flooded with natural light from large windows and comprises accommodation set principally over 2 floors. The ground floor; VESTIBULE, spacious HALL, CLOAKROOM/W.C., substantial LOUNGE with open-plan DINING ROOM, KITCHEN DINING, open to a FAMILY ROOM and SUN-ROOM. Stairs from the entrance hall lead to a lower ground level which may lend itself to an annexe development, currently comprising; large UTILITY ROOM, DOUBLE BEDROOM, W.C and integral converted garage WORKSHOP/STORE. The first floor landing level has Two DOUBLE BEDROOMS : The Master with a large EN-SUITE BATHROOM. The second double on this level is open with a dressing room/shower room, which was converted from a third bedroom and could be easily reinstated. FAMILY BATHROOM. LADDER access to floored ATTIC storage. The landing has stairs leading to an upper floor with an open plan studio 'viewing' LOUNGE, and a further DOUBLE BEDROOM with under roof access storage.

Oakbank enjoys an elevated position within a generous c0.5acre plot, located within a prime residential area at the western edge of Crieff. The property is situated overlooking the beautiful MacRosty Parks and is close to easy access walks along Lady Marys, a tree-lined walk along the banks of the River Earn, Laggan Hill and The Knock with its stunning views over the Strathearn valley. The beautiful fully enclosed grounds have 2 large areas of lawn, paved patio, paths around the house, mature planting throughout, and ample private parking adjacent to a double carport/garage with locked workshop to the rear. A fully enclosed garden with timber fencing and wooden gated driveway entrance.

An exclusive property built for the one previous owner's family, a rarely available opportunity, offering a versatile layout, set within beautiful grounds within a highly sought after location. Offered in move-in condition, yet providing lots of scope for development potential. Oakbank is likely to have broad appeal and early interest is advised.

Crieff is a holiday town set in the picturesque Strathearn valley within the 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 & individual specialist shops. There is a large medical practice, cottage hospital and dental practices. Crieff offers an excellent choice of local schools; 3 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, with private membership available for Crieff Hydro Hotel leisure. Fishing can be enjoyed with permits on the River Earn & its tributaries along with loch fishing at Loch Earn. Sailing/watersports enthusiasts can enjoy the magnificent setting of Lochearnhead, just 15miles away. The ski slopes of Glencoe & 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.





















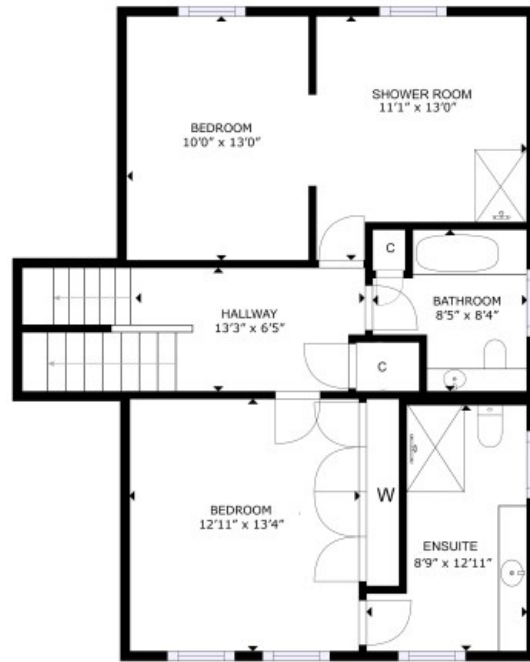
Video Walkthrough <https://my.matterport.com/show/?m=4QXyYegaWby>

Energy Performance D Rated (64)

Council Tax Band G

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FLOOR 3



FLOOR 1



FLOOR 2



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