



**Dovecote House Alichmore Lane, Crieff, PH7 4HB**  
**Fixed Price £399,995**

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# Dovecote House Alichmore Lane Crieff, PH7 4HB

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- Luxury new home
- Open-plan living room/dining kitchen
- Highly energy efficient
- Attractive country views
- Double glazing
- 4 bedrooms 2 en-suite
- Bright garden room
- Wealth of parking & garage
- Air source heating
- Floorspace of 140sqm/1506sqft

\*Last remaining property\* Forming part of an exclusive development of just two new-build homes, this luxury 4 bedroom (2 en-suite) detached villa enjoys a picturesque and peaceful position within the historic Perthshire town of Crieff. Built and skilfully designed by highly regarded and locally-based builders Excel Group Scotland, this highly energy efficient (A-rated) and generously proportioned home offers the latest in modern insulation and building standards. Other notable features including high-quality flooring, doors, kitchen and sanitaryware, contemporary lighting throughout, plentiful bathroom/toilet facilities, air source/underfloor heating, double glazing, a wealth of off-street parking, a generous garage and some lovely country views.

On the ground floor there is an impressive entrance hallway, downstairs WC, a large living room with open access into a stylish dining kitchen and a bright garden room overlooking the rear garden. Onto the first floor there is a family bathroom and four bedrooms all with built-in wardrobes and the two largest bedrooms also featuring their own en-suite shower rooms. To the front of the property there is a large driveway laid with stone chips which provides parking for 3/4 vehicles and also leads to the generous garage equipped with power and lighting. The garden to the rear has been laid with turf and also features a slabbed patio and some lovely country views.

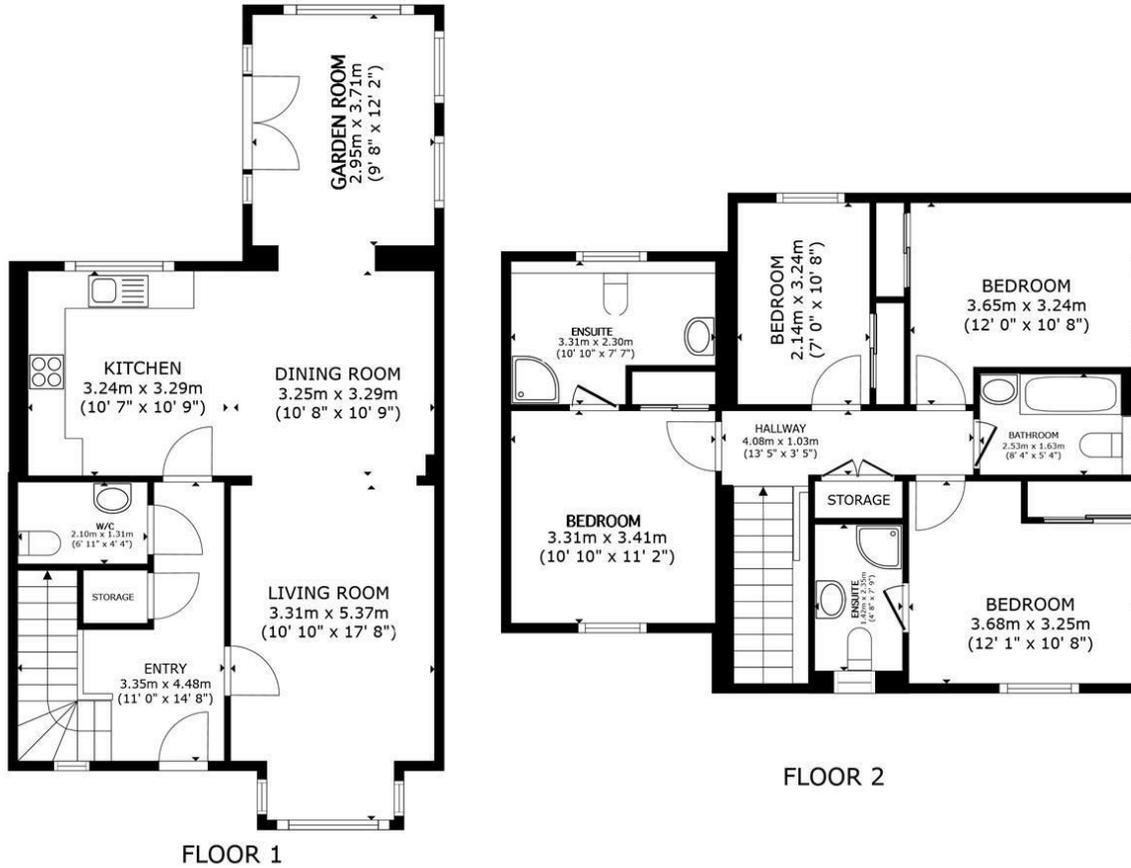




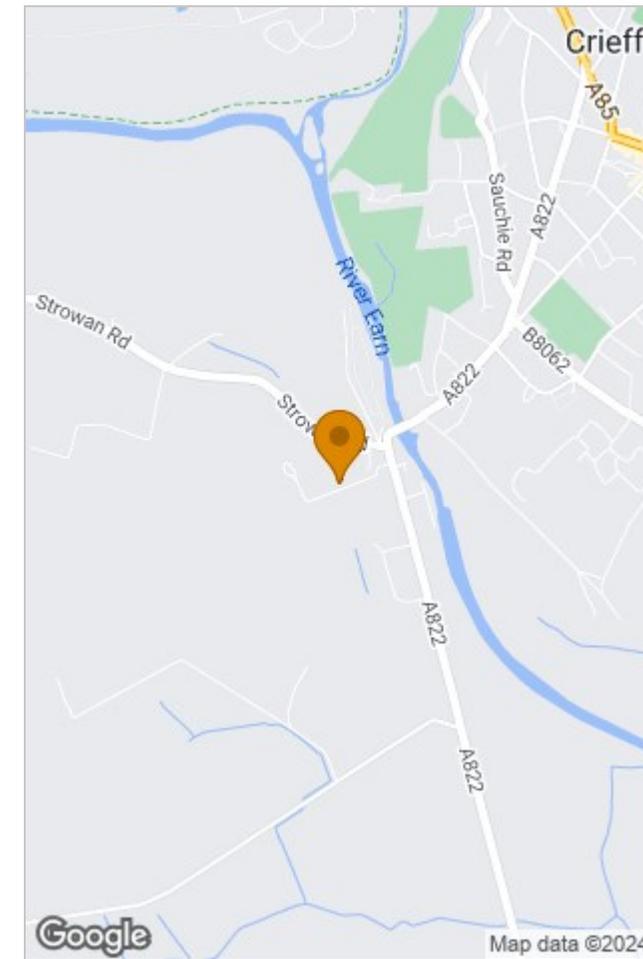
## Location

The popular market town of Crieff is well known for its central location and spectacular surrounding countryside. Crieff town centre offers a wide range of restaurants, delis, cafes, boutiques and supermarkets. The surrounding countryside with its picturesque views also offers a wide range of outdoors activities like fishing, shooting, lots of popular walks and several golf courses. A wide choice of leisure facilities are also available like Crieff Hydro's gym and Victorian spa and the community campus offering many classes to suit all ages. With its central location Crieff is well located for commuting to Perth, Stirling, Edinburgh and Glasgow with its central location.





GROSS INTERNAL AREA  
 FLOOR 1 66.6 m<sup>2</sup> (717 sq.ft.) FLOOR 2 71.0 m<sup>2</sup> (764 sq.ft.)  
 TOTAL: 137.7 m<sup>2</sup> (1,482 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		94	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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