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Leading Perthshire Estate Agency

7 Jura Way, Crieff, PH7 3FX

Fixed Price £375,000


NEXTHOME
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Buying with Next Home

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Next Home's
Buying Guide



Next Home
Open Days

About the Area

Situated within a modern residential development on the edge of the historic market town of Crieff, this property enjoys an excellent balance of peaceful surroundings and convenient access to a wide range of local amenities. Crieff is one of Perthshire's most desirable towns, renowned for its welcoming community, attractive streetscapes and outstanding countryside setting at the gateway to the Scottish Highlands.

The town centre is just a short distance away and offers an excellent selection of independent shops, cafés, restaurants, traditional pubs and supermarkets, alongside healthcare facilities, leisure amenities and highly regarded primary and secondary schooling. Crieff is well connected to Perth, Stirling and Glasgow via the A85 and surrounding road network, making it an ideal location for commuters while retaining the charm of a thriving country town.

Surrounded by some of Scotland's most spectacular scenery, Crieff is a haven for outdoor enthusiasts. The nearby **MacRosty Park** provides beautiful riverside walks and family recreation, while **Lady Mary's Walk**, **The Knock** and **Torlum Hill** offer scenic walking routes with panoramic views across Strathearn. Golfers are well catered for with the popular **Crieff Golf Club**, and the area also boasts excellent opportunities for cycling, fishing and country pursuits.

Crieff is home to several renowned visitor attractions, including the world-famous **Glenturret Distillery**—Scotland's oldest working distillery—and the prestigious **Glenturret Lalique Restaurant**, holder of two Michelin stars. The iconic **Crieff Hydro Hotel** offers an extensive range of leisure facilities, spa experiences, dining options and outdoor activities, while nearby **Drummond Castle Gardens**, regarded as one of Europe's finest formal gardens, provides a spectacular destination throughout the seasons.

Combining exceptional natural beauty, rich history and an outstanding range of amenities, Crieff continues to be one of Perthshire's most sought-after locations, offering an enviable lifestyle for families, professionals, retirees and those seeking a peaceful retreat within easy reach of Scotland's major cities.





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Property Summary

Next Home Estate Agents are delighted to present this exceptional four bedroom detached family home, built by the renowned Campion Homes and occupying an elevated position within a desirable modern development. Just one year old and presented in immaculate, move-in condition, this outstanding property offers spacious contemporary living, high-quality finishes and the reassurance of the remaining one-year Campion Homes warranty together with approximately nine years of the NHBC guarantee.

Finished to an exceptionally high standard throughout, the home is beautifully decorated in neutral tones, creating a bright and welcoming interior ready for immediate occupation. The generous layout has been thoughtfully designed for modern family living, with spacious accommodation complemented by quality fixtures and fittings throughout. The stylish kitchen is fitted with an excellent range of integrated Bosch appliances, including an induction hob, oven and microwave, while the home's efficient gas central heating system features independently controlled zones for the ground and upper floors, enhancing both comfort and energy efficiency.

There are four generously proportioned double bedrooms, with the principal and second bedrooms benefiting from built-in wardrobes with soft-closing doors. The west-facing upper rooms also enjoy attractive views towards the surrounding mountains, adding to the appeal of this superb home.

Externally, the property continues to impress with a large, fully enclosed private rear garden enjoying an easterly aspect, allowing sunlight throughout most of the day, with evening sunshine extending into part of the garden thanks to the generous spacing between neighbouring properties. A garden shed is included, while to the front there is a driveway providing parking for multiple vehicles, an integral garage and a 7.4kW electric vehicle charging point with an 8-metre tethered cable.

Combining quality craftsmanship, generous proportions and an enviable setting with excellent privacy between neighbouring homes, this outstanding property represents a superb opportunity to acquire a modern family home built to an exceptional standard.



Key property features

- ✓ 4 Double bedrooms
- ✓ Spacious accommodation throughout
- ✓ Finished to an exceptionally high standard
- ✓ Neutrally decorated throughout
- ✓ Elevated position
- ✓ Driveway & garage
- ✓ Gas central heating, solar panels, and double glazing
- ✓ Electric car charger point
- ✓ Private full enclosed garden
- ✓ Excellent storage













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

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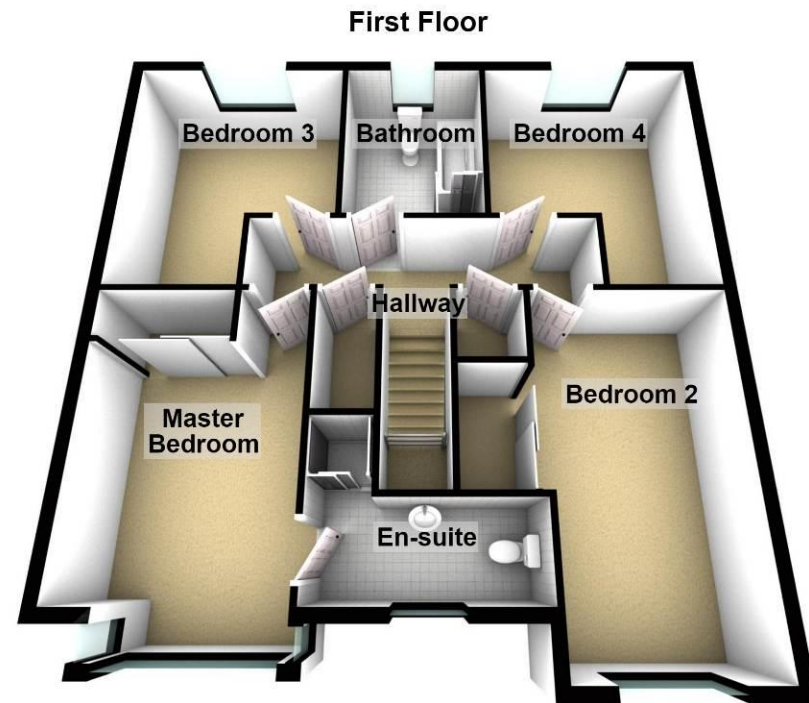
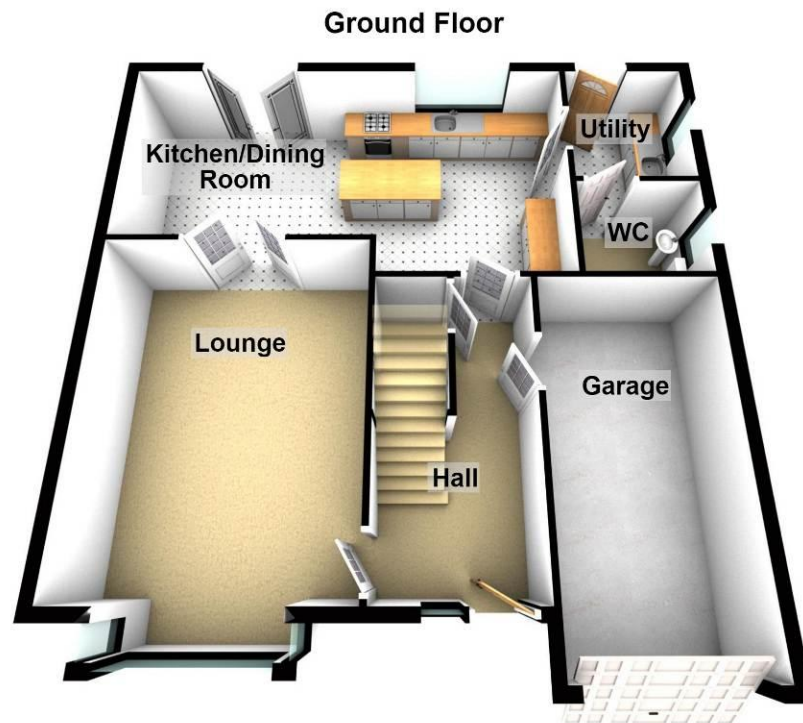
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

LOUNGE

19' 7" x 13' 6" (5.97m x 4.12m)

KITCHEN/DINER

12' 7" x 24' 1" (3.85m x 7.35m)

UTILITY ROOM

7' 7" x 6' 1" (2.32m x 1.86m)

WC

4' 8" x 6' 1" (1.44m x 1.86m)

GARAGE

18' 4" x 8' 10" (5.60m x 2.70m)

BEDROOM 1

17' 0" x 10' 2" (5.2m x 3.12m)

ENSUITE

7' 8" x 8' 11" (2.36m x 2.72m)

BEDROOM 2

12' 11" x 13' 0" (3.96m x 3.98m)

BEDROOM 3

13' 3" x 12' 0" (4.06m x 3.67m)

BEDROOM 4

13' 3" x 10' 10" (4.06m x 3.32m)

BATHROOM

9' 6" x 6' 11" (2.92m x 2.12m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

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