McEwan Fraser Legal
Solicitors & Estate Agents

8 Murray Drive

CRIEFF, PERTHSHIRE, PH7 3DG



EXCEPTIONAL 3-BEDROOM DETACHED HOUSE WITH GATED DRIVEWAY, LARGE GARAGE AND EXTENSIVE GARDENS



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An impressive detached home occupying a particularly generous corner plot, offering beautifully presented accommodation, extensive private gardens, a gated driveway and a large garage, all complemented by a superb newly fitted kitchen and versatile living space.

8 Murray Drive is an appealing three-bedroom detached property that offers a wonderful combination of spacious accommodation, contemporary finishes and exceptional outdoor space. Set within a unique corner plot, the property enjoys substantial gardens surrounding the house, creating an excellent sense of space and providing plenty of opportunity for outdoor entertaining, relaxation and family enjoyment.

Accessed through a gated entrance, a lengthy private driveway provides parking for approximately four to five vehicles before leading to the large garage, which offers further vehicle accommodation or excellent additional storage. The attractive approach creates an impressive first impression, leading to a welcoming entrance into the property.

The Property



The heart of the home is undoubtedly the beautiful, newly fitted open-plan kitchen and dining room. Thoughtfully designed to combine style and practicality, the kitchen features contemporary cabinetry, elegant quartz worktops, a striking tiled splashback and a large central island incorporating a Belfast sink. The island also provides generous space for high stools, creating an ideal informal dining area or sociable spot for family and friends to gather. Integrated appliances and an induction hob complete the well-appointed kitchen.

The adjoining dining area offers ample space for a substantial dining table, with decorative wall panelling adding character and a refined finish. Large patio doors provide direct access to the garden and can be fully opened during the warmer months, creating a lovely connection between the indoor and outdoor entertaining spaces.

Conveniently positioned off the kitchen, the separate utility room provides additional storage and practical laundry facilities, including a washing machine and tap.

The Property




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The spacious and bright living room benefits from large windows, allowing plenty of natural light to flood the space. Featuring attractive wall shelving and lovely views overlooking the garden, this is a welcoming and comfortable room.





The ground floor also accommodates two bedrooms, including an impressive principal bedroom with substantial built-in storage and a further generously proportioned double bedroom. The family bathroom is fitted with a bath and integrated shower, complemented by a heated towel rail.





Bedroom 3







Upstairs, a further spacious double bedroom benefits from an intelligently designed layout, with a partition wall creating a useful wardrobe and storage area behind. Windows positioned on both sides of the room allow natural light to flood the space, while also providing attractive elevated views across Crieff. The room is further enhanced by its own en-suite shower room, complete with a heated towel rail.

The property also benefits from double glazing throughout.













Gross internal floor area (m^2): 127m^2

EPC Rating: C

Floor Plan



Externally, the gardens are a particularly outstanding feature. The generous corner plot provides extensive outdoor space, with a combination of paved and lawned areas offering plenty of room for outdoor dining, entertaining and relaxation. A greenhouse will appeal to those with an interest in gardening, while the summer house provides an additional sheltered space to enjoy throughout the year. There is also a dedicated summer living area, offering further versatility and the opportunity to make the most of the garden during the warmer months.

The substantial driveway, large garage and gated entrance further enhance the property's practicality, providing excellent parking and storage provisions rarely found together in such abundance.

The existing living accommodation also offers flexibility, with the living room potentially lending itself to use as an additional bedroom, home office or further reception space, depending on individual requirements.

The Property



















Situated within an established residential area of Crieff, 8 Murray Drive enjoys a convenient position within this popular Perthshire market town. Crieff offers an appealing selection of independent shops, supermarkets, cafés, restaurants and everyday amenities, providing plenty of choice close to home. The town also benefits from local primary and secondary schooling, together with leisure and recreational facilities. MacRosty Park provides attractive open green space, riverside walks and family-friendly facilities, while Crieff Hydro offers a further choice of leisure and outdoor activities. The surrounding Perthshire countryside provides excellent opportunities for walking and exploring, with the A9 accessible for journeys towards Perth, Stirling and beyond. Rail connections are available from nearby Gleneagles station.

The Location

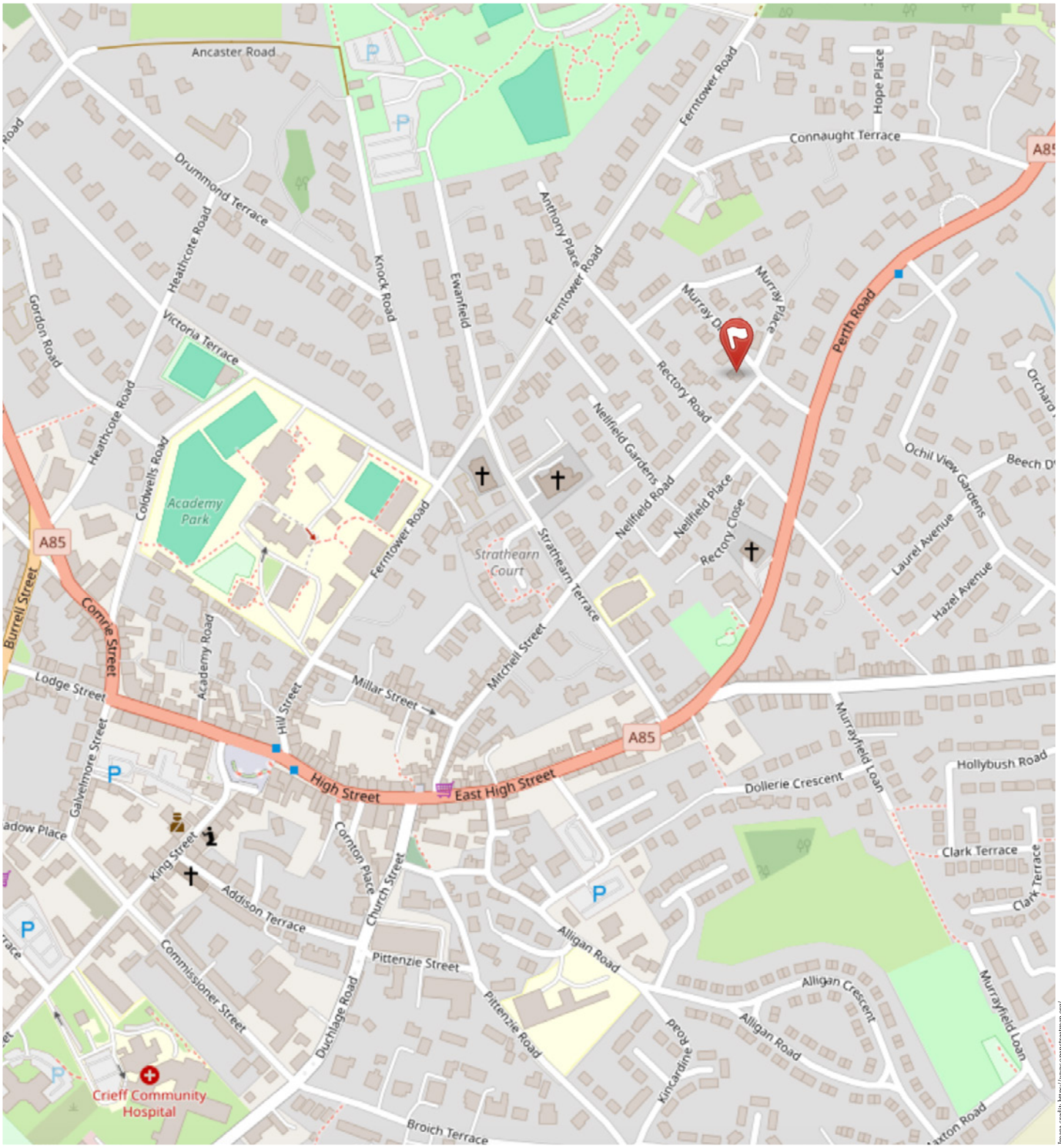


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