

Abhainn Uisce

CRAIGEND, PERTH, PH2 8PY



*LUXURIOUS VILLA IN A QUIET LOCATION BETWEEN
BRIDGE OF EARN AND THE CITY OF PERTH*



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McEwan Fraser Legal is excited to offer for sale this luxurious villa with stunning Perthshire scenery and beautifully landscaped gardens. This fine home was built to exacting standards using the finest materials and this has created a home of merit with outstanding views.





Of note, the spacious drawing room offers elegant proportions and many features including a wood-burning stove and a bay window. The finish includes a feature cornice and ceiling rose, a picture rail and a fabulous fireplace. Stained glass doors open to a spacious public room, currently serving as an office or den but perfectly suited as a dining room.







Dining Room





Dining Room



At the heart of the kitchen is a double AGA, with double electric oven and gas hob. The striking feature of this comfortable family space is the addition of a German-manufactured glass extension designed to absorb the stunning views over the gardens and beyond to the hills and the river Earn. The utility room offers a continuation of the quality cabinets found in the kitchen and a door from here opens to the integral garage.











Utility & WC



The upper floor offers five bedrooms, three of which have en-suite facilities, the family bathroom, and a spacious landing, ideal as a workspace or as an area to sit and read a book in comfort.



The principal bedroom includes a dressing room, en-suite bathroom and a balcony. Words cannot do justice to this home, One really must view to appreciate what is on offer.





Master Bedroom



BALCONY VIEW



Master Bedroom





Master Bedroom







Bedroom 2







Bedroom 3







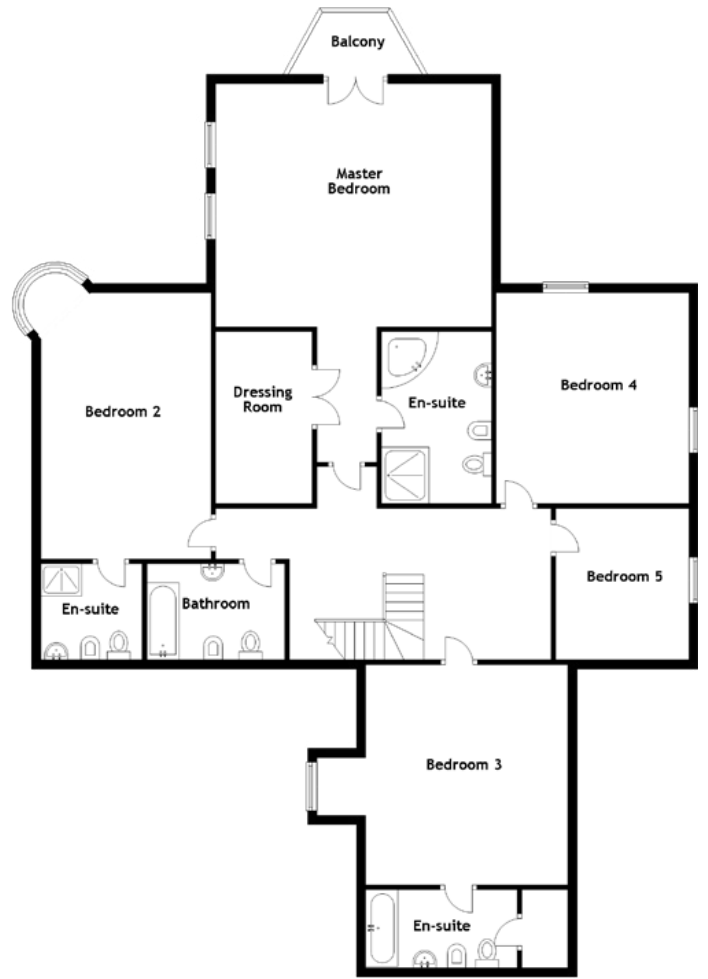
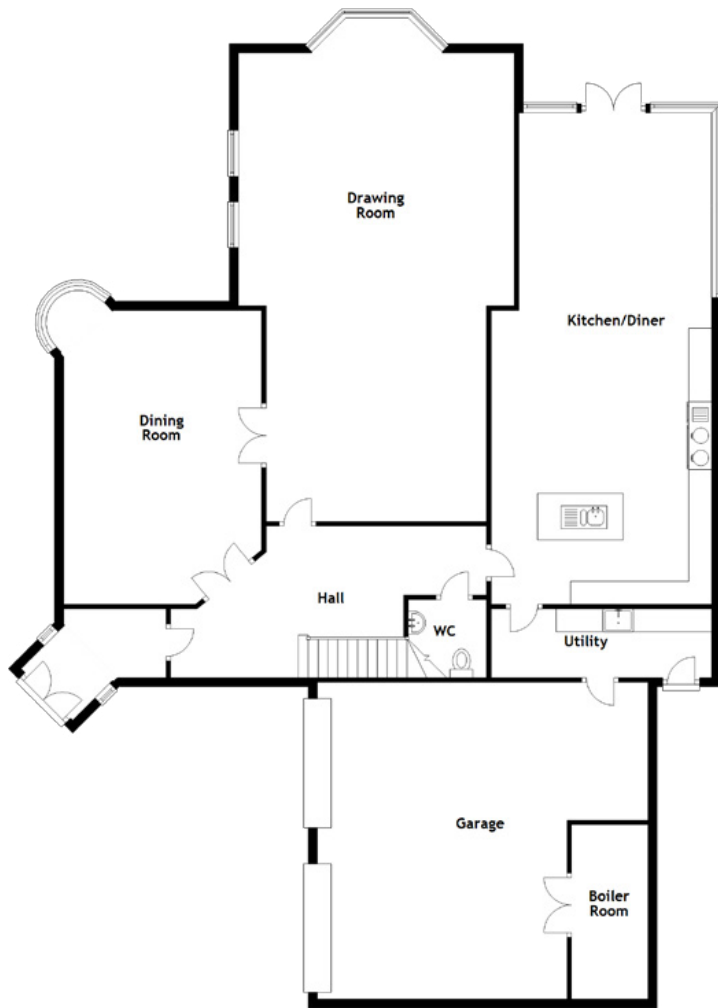
Bedrooms 4&5





The Bathroom





Approximate Dimensions

(Taken from the widest point)

Drawing Room	10.20m (33'6") x 6.00m (19'8")	En-suite	2.20m (7'3") x 2.10m (6'10")
Kitchen/Diner	10.70m (35'1") x 4.80m (15'9")	Bedroom 3	4.80m (15'9") x 4.40m (14'5")
Dining Room	6.40m (21') x 4.30m (14'1")	En-suite	3.30m (10'10") x 1.70m (5'7")
Utility	4.80m (15'9") x 1.50m (4'11")	Bedroom 4	4.60m (15'1") x 4.20m (13'9")
WC	1.70m (5'7") x 1.70m (5'7")	Bedroom 5	3.30m (10'10") x 2.90m (9'6")
Master Bedroom	8.25m (27'1") x 6.00m (19'8")	Bathroom	3.00m (9'10") x 2.10m (6'10")
Dressing Room	3.75m (12'4") x 2.10m (6'11")	Gross internal floor area (m ²): 351m ²	
En-suite	3.75m (12'4") x 2.40m (7'10")	EPC Rating: D	
Bedroom 2	5.80m (19') x 3.70m (12'2")		

The heating is mains gas, there is also underfloor heating to the ground floor and master bedroom.

Externally there is a gated drive, an oak framed triple garage and workshop and a greenhouse and BBQ hut. The gardens are impeccable and the views are outstanding.









This stylish, luxury villa is situated in the peaceful setting of Craigend, just outside Bridge of Earn and some 3 miles south of Perth, with easy access to the M90 for commuting to Perth, Dundee and Edinburgh. The village is also close to the East Coast Mainline where there is a train service from Perth to London Kings Cross.

The world-renowned Gleneagles Hotel and resort is some 17 miles away and the surrounding area is geared for country and sporting pursuits to cater for all tastes including National Hunt racing, polo at Scone, golfing and hill walking.

The City of Perth offers an excellent range of shops, supermarkets and professional services, and is in a pivotal position with motorway and dual carriageway connections to all the major cities of central Scotland. Perth City Centre, situated in the heart of Scotland, is a consistent winner of the Beautiful Britain award. It is home to a community of eclectic retailers, atmospheric eateries, a bustling shopping centre, a Theatre, and a Concert Hall.

The Location



The village of Bridge of Earn sits by the River Earn 4 miles (6Km) South of Perth it nestles between Moncrieffe Hill to the North and the Ochil Hills close to the South making this a walker's paradise. The health-giving waters of Pitkeathly Wells made it Scotland's most popular spa and for many years people would arrive from all over Britain travelling by paddle steamer up the Tay Estuary to the Earn, mooring close by the shadow of Dunbarney Church. The "Brig" has moved with the times and is now adjacent to the best road communications in the country so it's easy to bring the rods and clubs.

Bridge of Earn is virtually surrounded by rivers, streams and lochs. There is a strong community spirit that has grown over the years and has seen Bridge of Earn grow into a vibrant and dynamic local village. Bridge of Earn won the best 'Large Village' in Take a Pride in Perthshire. Bridge of Earn and its adjoining village of Kintillo (dating back several hundred years) lies about 5 miles South of Perth, adjacent to the M90 with slip roads North and South. The population is around 2500, with several building developments currently ongoing or near completion. Excellent schooling is nearby with independent schools such as Kilcraston, Strathallan and Craigclowan all in close proximity.

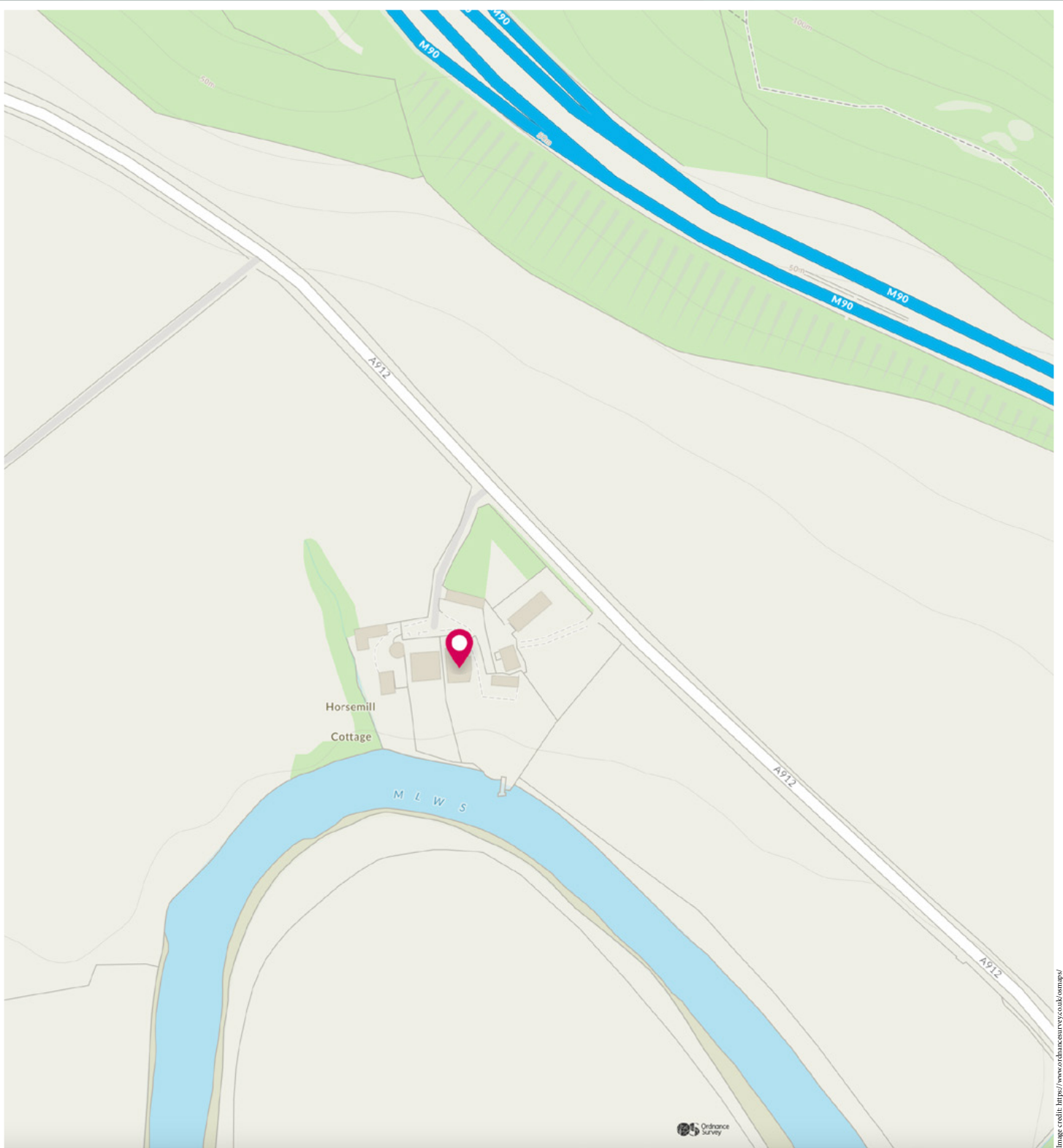


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