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**Large Family Villa**

**Five Bedrooms 1 En-suite**

**Lounge & Family Room**

**Modern Dining Kitchen**

**Generous Gardens**

**Integral Double Garage**

**Home Report Value £350k**

1 Bridle Way, off Horseshoe Drive, Crieff, PH7 4LL

Offers Over £320,000



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## 1 Bridle Way

An exceptional architect designed detached villa, part of an exclusive housing development, built in 2005 to a high specification with a wealth of features and quality fixtures and fittings. The floor space measures approximately 210m sq (2250sq ft). The building design includes an interesting 45 bend connecting the east and west halves of the dwelling, adding considerable character to the layout. Thoughtfully designed with the practicality and functionality of comfortable family living in mind, the generous floor space has been utilised to create a spacious home offering well-balanced living accommodation spread over two floors which is presented in first-class condition. The gardens grounds are generous in size and mainly laid to lawn with well stocked, decorative planted borders which provide a heightened degree of privacy when in bloom. An ideal place for children and pets to play. Off-street parking is provided by a tarmac driveway and integral double garage equipped with power and light. The property also benefits from gas central heating, double glazing and a wealth of storage space.

**Ground Floor:** Vestibule, Hallway, Lounge, Dining/ Family Room, Dining Kitchen, Utility Room, Toilet, Bedroom 5/ Study.

**First Floor:** Master Bedroom with En-suite & Dressing Room, Three Double Bedrooms, Family Bathroom and Shower Room.

### Vestibule (6' x 4'4")

Part glass hardwood inner lockable front door. Single radiator.

### Hallway (24' x 6'10")

Sweeps past the staircase with hardwood balustrade, in a curve past the family/dining room to the large kitchen. Cloaks cupboard and small storage cupboard under the stairs. Seven halogen downlighters with dimmer switch.

### Lounge (18'8" x 13'4")

Triple window facing south east and another single window facing north east offering views of the garden and the Knock Hill beyond. Vertical blinds, 2 pendant lights, t.v., satellite and telephone points.

### Dining/ Family Room (18'4" x 10.8")

Two attractive archways from the hall lead into the room. French door to small patio and rear garden, between 2 windows all facing south east. Vertical and roller blinds. Two pendant lights and t.v. point.

### Bedroom 5/ Study (8'10" x 8'10")

Windows facing north west and north east to the front of the house. Vertical blinds, pendant light and telephone point.

### Dining Kitchen (19'10" x 13'9")

Birch hexagonal kitchen with south facing windows. Five burner gas hob, built-in over and combined microwave/grill/second oven. Cooker hood with extractor fan, built-in dishwasher, refrigerator and freezer. Vertical blinds, 7 halogen downlighters, under cabinet worksurface lighting and 3 pendant lights, t.v. and telephone points.

### Utility Room (12'1" x 10'8")

Sink and further worksurface and Birch cabinets. Space for washing machine and vented tumble dryer, extractor fan, doors leading to garden and garage. Central heating boiler, vertical blind, under cabinet worksurface lighting plus 4 halogen downlighters and coat hooks.

### Toilet (6'7" x 3'6")

White wall mounted wash hand basin and w.c., tiled floor, tall narrow window with privacy glass, vertical blind, pendant light and extractor fan.

### Master Bedroom (15'5" x 15'1")

A double bedroom with double window facing south east and single window facing north west offering views to The Knock, pendant light, t.v. and telephone points.

### Dressing Room (7'2" x 5'2")

A small room off the Master Bedroom with a window facing north east. Mirrored wardrobes and pendant light..

### En-suite Bathroom (7.10" x 7.6")

Shaped bath with shower screen and both bath and shower water outlets. Recessed wash basin and w.c., 4 halogen downlighters, Velux window, extractor fan, tiled floor and part walls.

### Bedroom 2 (18'8" x 11'6")

Double bedroom with window facing north. Built-in mirrored wardrobe, pendant light and t.v. point.

### Bedroom 3 (17'8" x 10'10")

Double bedroom with window facing south. Built-in mirrored wardrobe, pendant light and t.v. point.

### Bedroom 4 (11'6" x 10'10")

Double bedroom with window facing south. Walk in wardrobe with Oak door, pendant light, t.v. and telephone points.

### Family Bathroom (11' x 9'8")

Shaped bath with shower screen and both bath and shower water outlets. Recessed wash basin and w.c., 6 halogen downlighters, Velux window, extractor fan, tiled floor and part walls.

### Shower Room (8' x 7'9")

Corner shower, wall mounted wash basin and w.c., 5 halogen downlighters, extractor fan, tiled floor and part walls.

### External

The garden is fully landscaped, lawned and has a wide selection of interesting trees, shrubs, bulbs and flowers. The rear areas face south and south east catching most of the day's sun. Pathways and steps are neat slate style slabs. There is a smooth tarmac driveway with plenty of space to park vehicles in turn leading to the integral garage.



## Directions

Proceed out of Crieff on the A85, Comrie Road, passing the Park on the left hand side, and after about ½ mile, at the Famous Grouse Distillery junction crossroads, turn left. Take the third turning on the right into Laggan Road, first right into Horseshoe Drive and second left into Bridle Way.



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

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