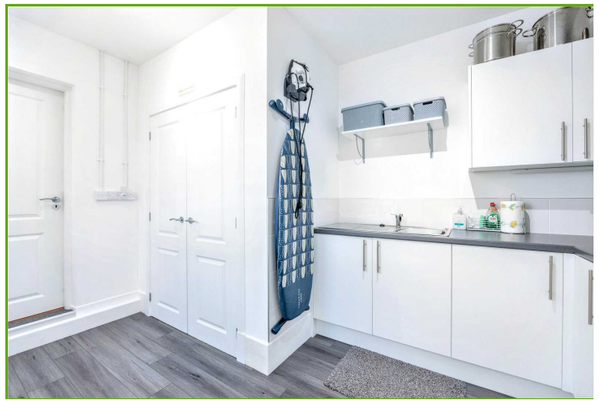
















4 Milquhanzie Way, Crieff, Perth and Kinross, PH7 3FR

Offers Over: £385,000

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The Property Ombudsman

4 Milquhanzie Way, Crieff, Perth and Kinross, PH7 3FR

Offers Over: £385,000 Tenure: Freehold

Council Tax Band: F
EPC Rating: B

Description

Situated within a desirable residential area of Crieff, this spacious detached bungalow offers flexible family accommodation extending to approximately 130 sq m (1,386 sq ft). The property was built in 2023 by GS Brown Construction, providing well-balanced living space with three bedrooms, including a principal bedroom with en-suite shower room, generous reception areas, a large kitchen dining room, separate utility room, family bathroom and an additional snug which could be used as a home office, playroom or second sitting room.

The layout is designed for modern family living, with bright and versatile accommodation throughout, nd high quality interiors including Karndean flooring. Large windows allow for excellent natural light, while the practical floorplan offers a comfortable balance of private and communal spaces.

Externally, the property benefits from generous private garden grounds with space for outdoor seating, entertaining and family enjoyment. The gardens offer an attractive setting around the home. There is also off-street parking.

Entrance Hall

A welcoming central entrance hall provides access to the principal accommodation and offers useful storage space.

Living Room

A generously proportioned main reception room with ample space for lounge furnishings. The attractive shape of the room creates a bright and comfortable living area, ideal for both relaxing and entertaining.

Kitchen Dining Room

An impressive open-plan kitchen and dining space forming the heart of the home. The room offers extensive space for dining and family gatherings, with top of the range integrated appliances, induction hob, ample worktop and storage potential and direct access to the adjoining snug.

Snug/Family Room

A versatile additional reception room with a log burner which could serve as a family room, television room, home office, hobby room or children's playroom. Access to the garden further enhances its flexibility.

Utility Room

A practical and spacious utility room providing additional storage and laundry facilities. This room was converted from the garage by the same builder.

Main Bedroom

A spacious double bedroom benefiting from built-in storage and a private en-suite shower room.

Ensuite Shower Room

Comprising shower enclosure, wash hand basin and WC.

Bedroom 2

A well-proportioned double bedroom offering comfortable accommodation for family members or guests.

Bedroom 3

A further good-sized bedroom suitable as a child's room, guest bedroom or home office.

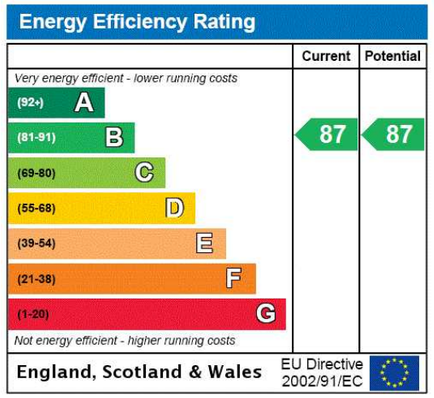
Bathroom

Modern bathroom fitted with a shower, bath, wash hand basin and WC, serving the additional bedrooms and living accommodation.

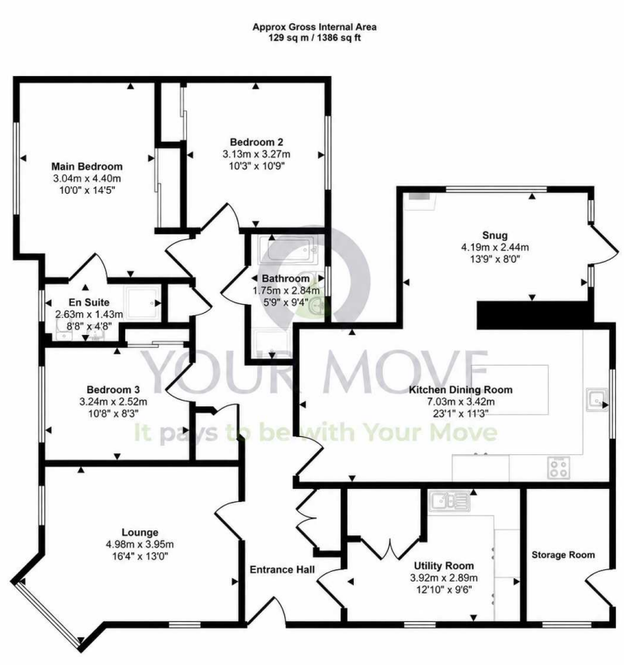
External

The property enjoys private garden grounds surrounding the home, providing excellent space for outdoor living and recreation. Areas of lawn and patio can accommodate outdoor dining, entertaining and family activities, while the setting offers a pleasant and private environment. There is also a large garden shed, and a log store. The property further benefits from off-street parking for three cars and easy access to local amenities, schools and transport links within Crieff.

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For full EPC please contact the branch.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.