

10 BRAMBLEFIELD

Crieff, Perth and Kinross, PH7 4LU



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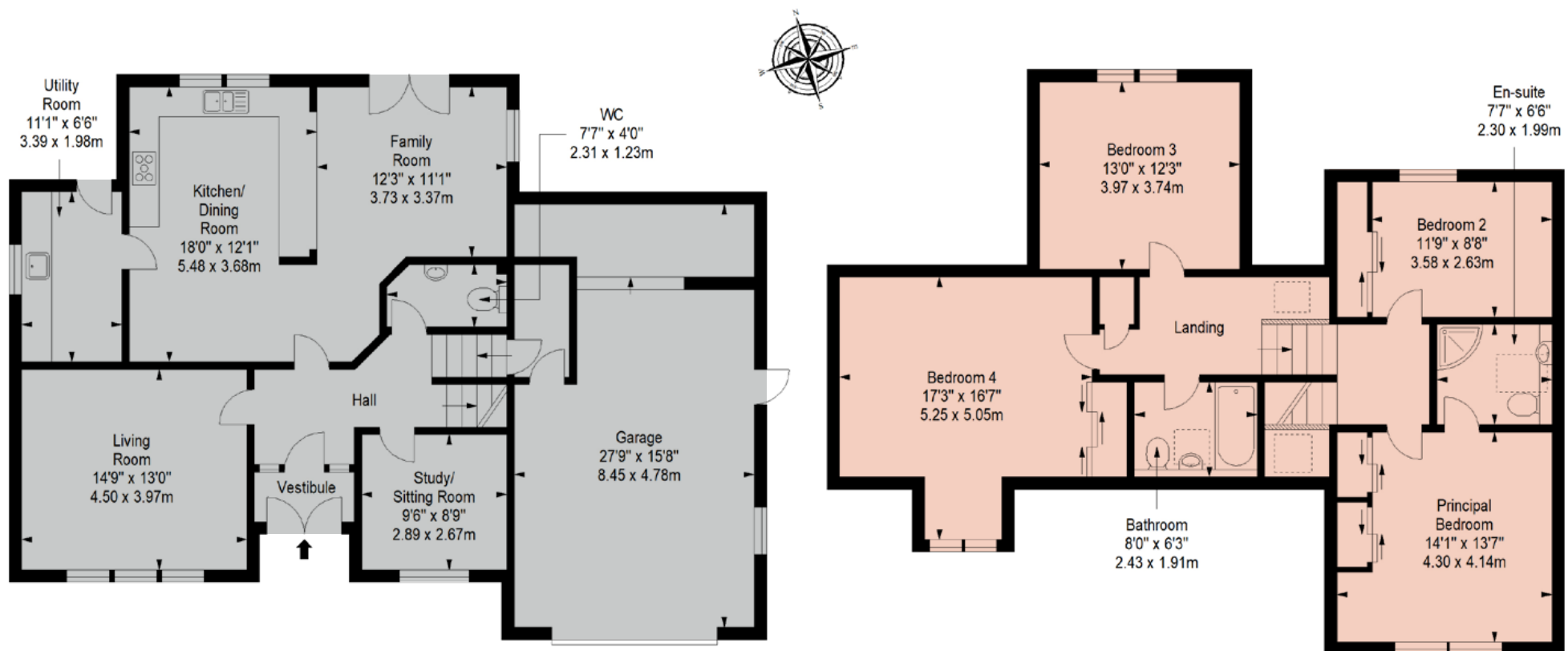
CRIEFF, PERTH AND KINROSS 32



WELCOME TO 10 BRAMBLEFIELD

This spacious detached four-bedroom family home in the desirable market town of Crieff sits proudly on a wraparound plot enjoying neatly kept gardens, tranquil leafy vistas, and a large gated driveway, in addition to an integral garage. Presented in tasteful Farrow and Ball tones, the high-quality modern

interiors promise superb comfort and functionality with multiple versatile reception spaces including a dining/family room open-plan to the kitchen. Furthermore, there is a shower room in the principal suite, a family bathroom, a guest WC, plentiful incorporated storage, and a utility room.



The inviting dormer-fronted residence lies within an attractive residential community on the green fringes of Crieff. Just a short walk or car journey from town centre amenities, open countryside, and schools, Bramblefield offers that sought-after balance of tranquillity and convenience. The nearby Lady Mary's Walk is a much-loved outdoor destination, and Stirling and Dundee can also be reached within an hour.

MODERN FAMILY

HOME ON THE PEACEFUL OUTSKIRTS OF CRIEFF

GENERAL FEATURES

- Spacious detached family home
- Peaceful and scenic setting on the edge of desirable Crieff
- Tasteful interiors with quality Farrow and Ball décor and oak finishes
- Open countryside and town centre shops accessible on foot
- Well-regarded schooling just a five-minute drive away
- Stirling and Dundee within an hour's drive
- EPC Rating - B

ACCOMMODATION FEATURES

- Entrance vestibule and inviting entrance hall with WC cloakroom
- Sun-filled living room with a flexible footprint
- Study/Sitting room/Bedroom 5 enjoying a sunny aspect
- Well-appointed kitchen & adjoining utility room with garden access
- Dining and family room open to the kitchen with garden access
- Principal suite with double fitted wardrobes and a bright newly appointed shower room
- Three further spacious double bedrooms, two with fitted wardrobes
- Bright, newly appointed family bathroom with a rainfall shower-over-bath
- Gas central heating and full double glazing

EXTERNAL FEATURES

- Generous three-sided gardens
- Neat lawns, mature borders, two seating decks, & a handy shed
- Gated tarmac driveway providing multi-vehicle parking
- Integral single garage accessible internally from the hall



WELCOMING

ENTRANCE HALL

A practical vestibule opens into the entrance hall, where neutral décor is warmly enhanced by engineered hardwood flooring and an oak staircase with new carpeting, immediately showcasing the home's top-quality finish and contemporary styling.



SUN-FILLED SPACES



*FOR RELAXATION
AND QUIET
HOME STUDY*



Echoing the hall's understated décor are the oak-floored living room and study, both bathed in all-day sunlight thanks to a south-facing aspect. The living room provides a spacious and flexible area for lounge seating, while the study could serve as a fifth bedroom.

SUN-FILLED LIVING ROOM WITH A FLEXIBLE FOOTPRINT



OPEN-PLAN KITCHEN





AN OPEN- PLAN KITCHEN AND FAMILY/ DINING ROOM

Located to the rear of the ground floor is the social heart of the home, where the kitchen flows naturally into a dining area and a relaxed family room opening onto the gardens, with hardwood flooring laid seamlessly throughout.

Enjoying a timelessly classic design and excellent natural light, the kitchen comes well-appointed with oak-toned units and an extensive downlit workspace. A gas range cooker with a chimney-style hood forms an inviting focal point, while a neatly integrated dishwasher and fridge freezer are also included. A bright adjoining utility room provides garden access, spaces for appliances, and shaker-style cabinetry.





A WELL-EQUIPPED PRINCIPAL SUITE



Upstairs, the south-facing principal bedroom is a softly carpeted retreat complemented by double fitted wardrobes and a shower room featuring neutral tiling, a skylight, and useful storage.





ADDITIONAL BEDROOMS

Also on the first floor are three further double bedrooms, one with a south-facing dormer window, hardwood flooring, and a fitted wardrobe, and two comfortably carpeted rooms enjoying leafy rear views, one with fitted storage. The upper accommodation is reached via a bright split-level landing with linen storage, and all bedrooms are attractively decorated in neutral or colourful modern tones.

THREE FURTHER
SPACIOUS
DOUBLE
BEDROOMS,
TWO WITH
FITTED
WARDROBES



FAMILY

BATHROOM

AND GUEST WC

In addition to the principal en-suite shower room, there is a first-floor newly appointed family bathroom and a ground-floor WC conveniently located off the hall. The light-filled bathroom features a rainfall shower-over-bath and vanity storage, combining contemporary fittings with a subtle period-inspired aesthetic.



GENEROUS GARDENS



Hugging the house to the sides and rear are spacious, neatly lawned gardens with established shrubs and trees adding privacy and visual interest. Two seating and dining



decks include one overlooking the surrounding greenery and another in a particularly secluded position. A timber shed provides handy external storage.

NEAT LAWNS, MATURE BORDERS, TWO SEATING DECKS, & A HANDY SHED





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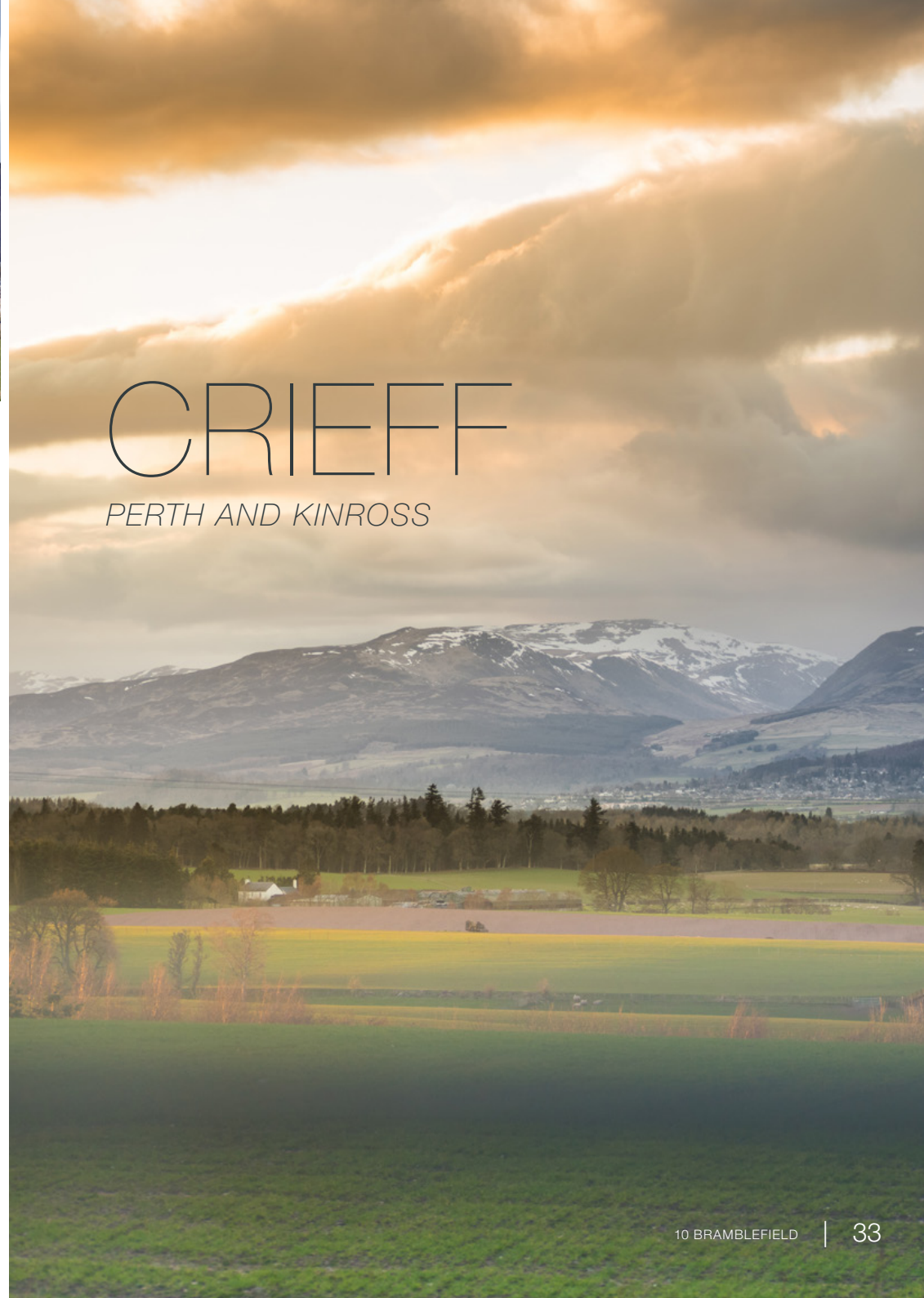
Nestled within beautiful scenery, just 30 minutes' drive from Perth, is the traditional market town of Crieff. The town has historic royal connections, was once known for cattle droving, and nearby is Scotland's oldest lending library, the 17th-century Innerpeffer Library. Today, Crieff is a popular tourist destination, famous for its whisky and home to attractions such as the Caithness Glass Visitor Centre and The Famous Grouse Experience at Glenturret Distillery. Food lovers are drawn to its fantastic array of restaurants, cafés, and pubs, and the picturesque surroundings are a perfect backdrop for outdoor enthusiasts

to partake in activities such as hiking, mountain biking, and fishing. For those seeking indoor leisure activities, the public Strathearn Community Campus includes a swimming pool, gym, and fitness classes, whilst the Victorian resort of Crieff Hydro boasts exclusive facilities, plus a golf course. The town also benefits from a good selection of independent and high-street shops, supermarkets, and other essential services. There is primary and secondary schooling, including a renowned independent school, and bus links include direct connections to the cities of Stirling and Perth.



CRIEFF

PERTH AND KINROSS





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► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

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All sizes are approximate.