

NORTH ELEVATION

5 Over Blelock
Asking price £450,000

Executive Villa not yet built, which will be finished to a very high standard.

Construction sites are very dangerous so accompanied viewings only

Your opportunity to create your bespoke executive home !

The build described is priced competitively, giving the purchaser the opportunity to choose their own bathrooms, bathroom tiling, kitchen layout and finish, kitchen tiling, utility within the builders specifications, which are top quality! Should the purchaser want something different at a higher cost, they would only have to pay the difference.

There is a large garden with additional ground to purchase.

The Villa will have natural stone elevations, slate roof, under floor heating on the ground floor and the most amazing views over the Perthshire countryside. There is a view home already built for viewing and for sale.

Over Blelock is a Development with planning permission for 6 houses with three houses still to be built.

Over Blelock is situated close to the village of Bankfoot which has facilities of Primary school, Shops, Village Inns, Restaurants, Tennis Club and Community Church.

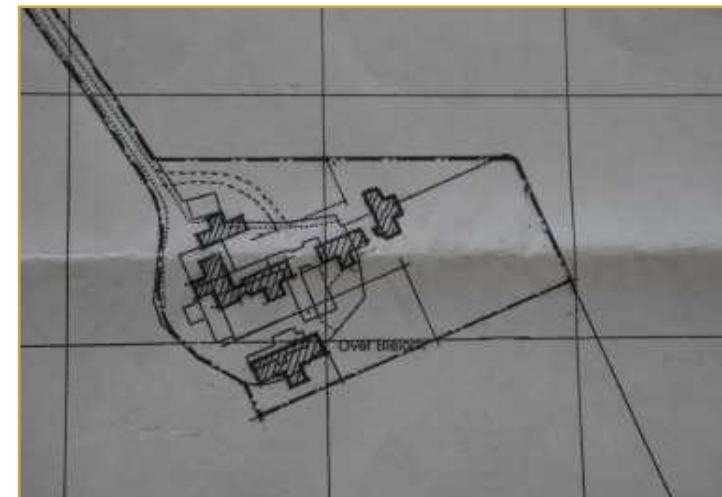
There is also easy access to numerous championship golf courses, such as Rosemount, Landsdowne, and the world famous Gleneagles King course, Queens course and the PGA Centenary course, only about 30 minutes drive away.

Private schools including Strathallan, Kilgraston, Craigclowan and Glenalmond are all within a short drive.

The A9 main Road is situated close by linking this area to Perth and the Central Belt and beyond.

The Central Belt can be reached by car in approximately 30 minutes, with Edinburgh being approximately 1 hours drive away and Glasgow being just over 1 hours drive away.

The view house must be viewed to appreciate the quality of the build and the finish inside and also to see the amazing views!



Vestibule 2.0 x 1.80 (6'7" x 5'11")

This room is west facing and entered by a solid wood door. Two windows facing west and one facing north and another facing south. Under-floor heating. Cornice. Burglar Alarm control pad. Solid wood and part glazed door leading through into the reception hall.

Reception Hall 6.0 x 1.50 (19'8" x 4'11")

Bright spacious hall with timber framed window which is west facing. Solid wood doors leading to Study, Lounge, Cloakroom, and Kitchen/Family/Dining room.

Study 3.10 x 3.30 (10'2" x 10'10")

This room is entered from the reception hall and has a south facing window. Cornice. Under-floor heating.

Lounge 4.5 x 6.5 (14'9" x 21'4")

Spacious room with two south facing windows to take in the amazing views! French doors to the east leading out on to the patio area, with even more stunning scenery! Fireplace design of choice. Cornice. Under-floor heating. Doors leading to reception hall and Dining/Family/Kitchen.

Family Room 7.0 x 6.5 (23'0" x 21'4")

A spectacular octagonal shaped room with amazing views over the countryside and beyond. One north facing window and three east facing windows and a French door opening out on to the patio area. This room is open plan to the kitchen/dining room. Under-floor heating. Cornice.

Dining Room 5.5 x 3.0 (18'1" x 9'10")

This is a bright room also with ample room for dining room furniture. Open plan to the kitchen and family room, and ideal for entertaining! This room has an East facing window. Cornice. Solid wood and part glazed door to the lounge. Under-floor heating.





Kitchen 5.0 x 4.3 (16'5" x 14'1")

The kitchen is open plan to the family/dining room, and is ideal for modern day living! Fully fitted kitchen with wall and base units. There are more than ample cupboards and drawers. Integrated fridge/freezer. Integrated oven and combi-microwave. Integrated electric hob and extractor canopy. Integrated dishwasher. Integrated stainless steel sink with mixer tap. The kitchen is finished off with granite worktops and stand ups. Cornice. Under-floor heating. Door to utility room. Window which is east facing allowing in natural daylight.

Utility Room 3.0 x 2.0 (9'10" x 6'7")

This room has ample storage cupboards. Integrated stainless steel sink with mixer tap surrounded by laminate worktops. Plumbing and space for an automatic washing machine and tumble dryer. Heating controls. Burglar alarm control. Cornice East facing window behind sink. Under-floor heating.

Cloakroom 1.3 x 2.0 (4'3" x 6'7")

This is a very useful cloakroom, just off the utility room with a two piece suite consisting of WC and wash hand basin. Under-floor heating. Ladder style heated towel radiator.

Cloakroom 2.2 x 1.8 (7'3" x 5'11")

Two piece suite consisting of WC and wash hand basin with mixer tap. Under-floor heating.

This cloakroom is situated beside the lounge and study.

Upper Landing 10.3 x 1.5 (33'10" x 4'11")

A lovely bright landing with two west facing windows overlooking the courtyard. Double door airing cupboard with slatted shelving. This cupboard also houses the pressurised hot water tank. Smoke alarm. Solid wood doors leading to Master en-suite, 3 further bedrooms and an en-suite and a family bathroom. Cornice. Radiator.

Bedroom 1 4.2 x 6.3 (13'9" x 20'8")



Good size room with ample space for free standing furniture. South facing window and two north facing velux windows. Fitted wardrobe with hanging rail and shelf, opened by two solid wood doors. Cornice. Radiator. One TV point. 1 Telephone point. Door to en-suite.

En-Suite 1.7 x 1.7 (5'7" x 5'7")

This en suite has a corner walk in shower with thermostatic mixer shower within. Wash hand basin with mixer tap. Close coupled WC. Tiled flooring. Chrome ladder style heated towel radiator. Vectaire extractor fan.

Bedroom 2 5.3 x 6.3 (17'5" x 20'8")

Large double room with plenty natural daylight from the three windows which are east and west facing, allowing you to enjoy the beautiful scenery around you. Fitted wardrobe with hanging space and shelf, opened by two solid wood doors. Cornice. Radiator. One TV point. One telephone point. Ample room for free standing bedroom furniture.

En-Suite 2.0 x 1.8 (6'7" x 5'11")

Three piece suite consisting of corner shower cubicle with thermostatic mixer shower within. Close coupled WC, Wash hand basin with mixer tap. Ladder style heated towel radiator. Cornice. Vectaire, extractor fan.

Bedroom 3 4.7 x 2.7 (15'5" x 8'10")

A good size double room with double timber framed east facing window, with views over the hills and beyond. A fitted wardrobe with hanging rail and shelf with a solid wood door. Cornice. Radiator. One telephone socket. One TV point. Ample room for free standing furniture.

Bedroom 4 5.0 x 2.8 (16'5" x 9'2")

Double bedroom with an east facing window, allowing in plenty of natural daylight. Fitted wardrobe with hanging rail and shelf for

storage. Hatch to attic. Cornice. One TV point. One telephone point. Radiator. Ample room for free standing furniture.

Family Bathroom 3.5 x 2.0 (11'6" x 6'7")

Four piece suite consisting of Bath, wash hand basin, WC, corner shower with mains shower within. Fully tiled in shower. Tiled to dado height.

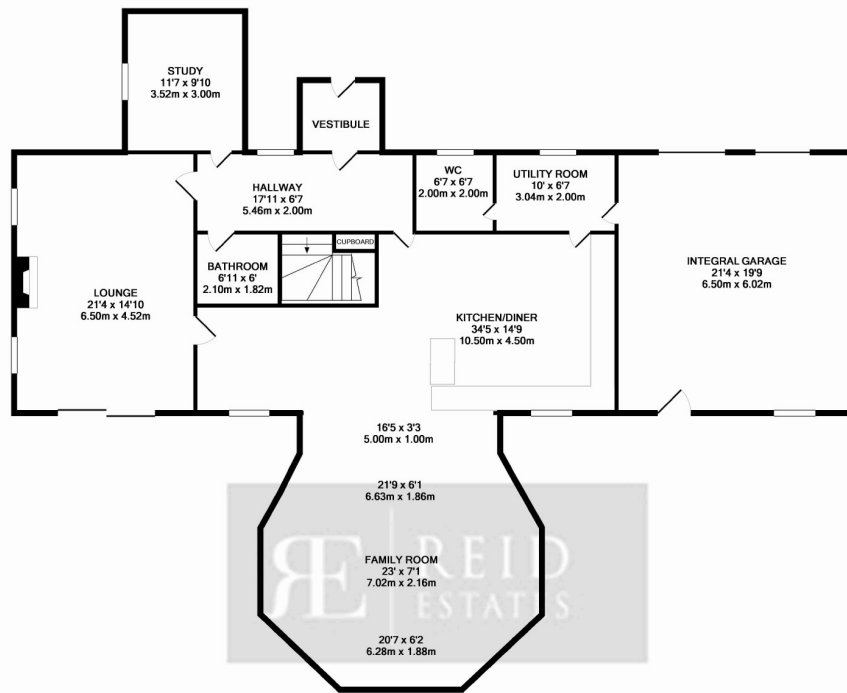
Garage 6.4 x 6.5 (21'0" x 21'4")

This is a large 1 ½ sized garage which is larger than average, with remote controlled electric roller door. East facing window. Solid timber door leading to the rear garden and another timber door leading into the utility room. The Worcester boiler is housed in the garage. Two strip lights. Concrete screed floor.

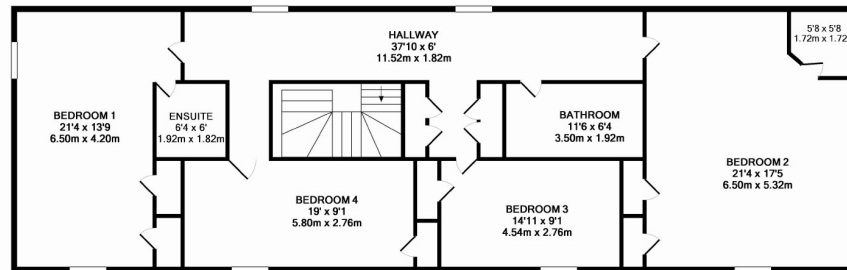
Garden Grounds

Tarmacadam driveway to the front leading to garage, with gravelled area for extra parking. Gravel front for easy maintenance with sandstone pave way to the front door. Quality timber fencing. Sandstone paving around the property. West facing.

Mainly laid to lawn with a large patio adjacent to the family room and lounge. Outside lights around the property. An easily maintained garden made secure by quality fencing around. If you are a keen gardener you can put in borders etc. East facing.



GROUND FLOOR
APPROX. FLOOR
AREA 2065 SQ.FT.
(191.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1472 SQ.FT.
(136.8 SQ.M.)

5 OVER BLELOCK
TOTAL APPROX. FLOOR AREA 3537 SQ.FT. (328.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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