



1 Over Blelock, Bankfoot
Price £399,000



Brand New Executive Villa finished to a very high standard, which definitely has the Wow Factor! Flooring is now laid and included in the price!

*Construction sites are very dangerous, so accompanied only viewings allowed *

Including some superb natural stone elevations, slate roof, under floor heating on the ground floor and the most amazing views of the hills and the Perthshire countryside!

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.

This property 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 South facing and entered by a solid timber door. There are two windows facing South, one facing East and one West facing. Tiled flooring with under-floor heating. Cornice, Burglar Alarm, Control Pad, Double socket. Solid Oak and part glazed door leading through into the Reception Hall.

Reception Hall 2.5 x 5.6 (8'2" x 18'4")

Bright spacious reception hall with two timber framed windows which are South facing. Solid Oak doors leading to Lounge, Cloakroom, Kitchen/Family/Dining Room. Staircase with Solid Oak Balustrade and banister leading to the upper floor. Cupboard under the stairs for storage and housing the under floor heating pipes and electric fuse boxes. Tiled flooring with under floor heating. Cornice. Halogen Down-Lights.

Lounge 4.50 x 6.30 (14'9" x 20'8")

Large bright room with two West facing windows, with spectacular views, over the countryside. French doors leading out on to a patio area with even more amazing views! Beautiful Limestone fireplace and hearth with open coal/log fire. Two, wall up-lighters at either side of the fireplace. Cornice. Five, Double sockets. Three, x 5amp sockets. One TV point. Two central pendant lights. Carpet flooring with under floor heating.

Two solid Oak and part glazed doors leading to the Reception Hall and Dining/Family Room/Kitchen.

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

Two piece suite consisting of close coupled WC, wall hung wash hand basin with mixer tap, and floor to ceiling tiling behind wash hand basin. Tiled flooring with under floor heating. Chrome ladder style heated towel radiator. Cornice. Solid Oak door.

Family Room 5.00 x 5.00 (16'5" x 16'5")



A lovely bright good size room with a triple window facing North to the hills and countryside, and one window to the East, and a large French door to the West, making this a lovely bright room, with fantastic views, which is open plan to the dining room/kitchen. The French doors lead out on to a patio area.

Cornice. Two centre pendant lights. Four double sockets. Three five amp sockets. One TV point. Engineered Oak flooring with under floor heating.

Dining Room 4.55 x 2.77 (14'11" x 9'1")

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 a North facing window. Cornice. Picture light. Double socket. Solid Oak and part glazed door to the lounge. Tiled flooring with under floor heating.

Kitchen 4.08 x 5.84 (13'5" x 19'2")

The kitchen is open plan to the family and dining room, and is ideal for modern family living. The many wall and base units are in solid light oak with a centre island and a Welsh dresser style unit. There are ample cupboards and drawers. Integrated Hotpoint fridge/freezer. Integrated Hotpoint Openspace electric oven and microwave/grill combi above. Integrated Hotpoint, induction hob with stainless steel and glass extractor canopy above. Integrated Hotpoint dishwasher. Integrated 1 ½ bowl stainless steel sink with mixer tap. The kitchen is finished off with black granite work tops and stand ups. Cornice. Halogen down-lights. Three double sockets. Tiled flooring with under floor heating. Solid Oak door leading to Utility room.

Utility Room 2.81 x 1.87 (9'3" x 6'2")

This room has ample storage cupboards in a white gloss style. Integrated stainless steel sink with drainer and mixer tap surrounded by laminate worktop with tiling behind. Plumbing and space for an automatic washing machine and tumble dryer. This room has a timber



door leading into the garage and a solid oak door leading to the cloakroom and kitchen. Two double sockets. Heating control. Burglar alarm control. Cornice. Centre pendant light. Vectaire extractor fan, Tiled flooring with under floor heating.

South facing window overlooking the courtyard. All in all a trendy utility room!

Cloakroom 2 1.58 x 2.08 (5'2" x 6'10")

This is a very handy cloakroom, just off the utility room, especially if you are outside gardening! There is a two piece suite consisting of close coupled wc with tiled walls behind. Wall hung wash hand basin with mixer tap with floor to ceiling tiling behind. Chrome ladder style heated towel radiator. South facing opaque window. Cornice. Halogen, down lights. Tiled flooring with under floor heating.

Upper Landing 1.3 x 9.6 (4'3" x 31'6")

A lovely bright landing, with two South facing windows, overlooking the courtyard.

Double door, airing cupboard with slatted shelving. This cupboard also houses the pressurised hot water tank.

One pendant light and Halogen down light. Two double sockets. Smoke alarm. Solid Oak doors leading to the four bedrooms and family bathroom. Cornice. Radiator. Carpet flooring.

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

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

En Suite 2.0 x 1.80 (6'7" x 5'11")

Three piece suite consisting of corner shower cubicle with



thermostatic mixer shower within. Close coupled WC, Wall hung wash hand basin with mixer tap. Tiling to dado height. Tiled flooring. Chrome ladder style heated towel radiator. Cornice. Halogen down lights. Vectaire, extractor fan.

Bedroom 2 4.7 x 2.7 (15'5" x 8'10")

A good size double room with double timber framed North facing window, with views over the hills and beyond. A fitted wardrobe with hanging rail and shelf with a solid oak door. Cornice. Radiator. Central pendant light. Four double sockets. One telephone socket. One TV point. Carpet flooring. Ample room for free standing furniture.

Bedroom 3 5.3 x 2.8 (17'5" x 9'2")

Double bedroom with two North facing windows, allowing in plenty of natural daylight. Fitted wardrobe with hanging rail and shelf for storage. Hatch to attic. Cornice. Centre pendant light. Four double sockets. One TV point. One telephone point. Radiator. Carpet flooring. Ample room for free standing furniture.

Bedroom 4 4.2 x 6.3 (13'9" x 20'8")

Another large double bedroom with ample space for free standing furniture. Natural daylight from double window facing North and two South facing Velux windows. Fitted wardrobe with hanging rail and shelf opened by two solid oak doors. Cornice. Radiator. Pendant light. Four double sockets. One TV point. One telephone point. Carpet flooring.

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. Wall hung wash hand basin with mixer tap. Close coupled WC. Tiled to dado height. Tiled flooring. Chrome ladder style heated towel radiator. Vectaire extractor fan.



Family Bathroom 3.0 x 2.0 (9'10" x 6'7")

Four piece suite consisting of close coupled WC. Wall hung wash hand basin with mixer tap. Six foot bath with central mixer tap. Corner walk in shower with thermostatic mixer shower within. Tiled to dado height. Tiled flooring. Velux window. Chrome ladder style heated towel radiator. Vectaire extractor fan. Halogen down lights.

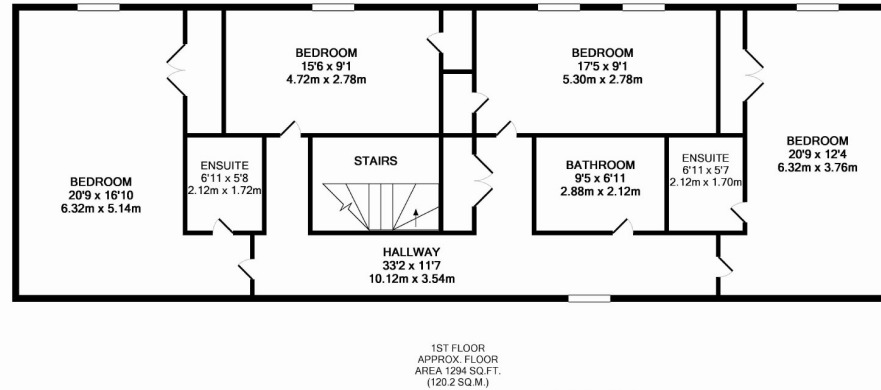
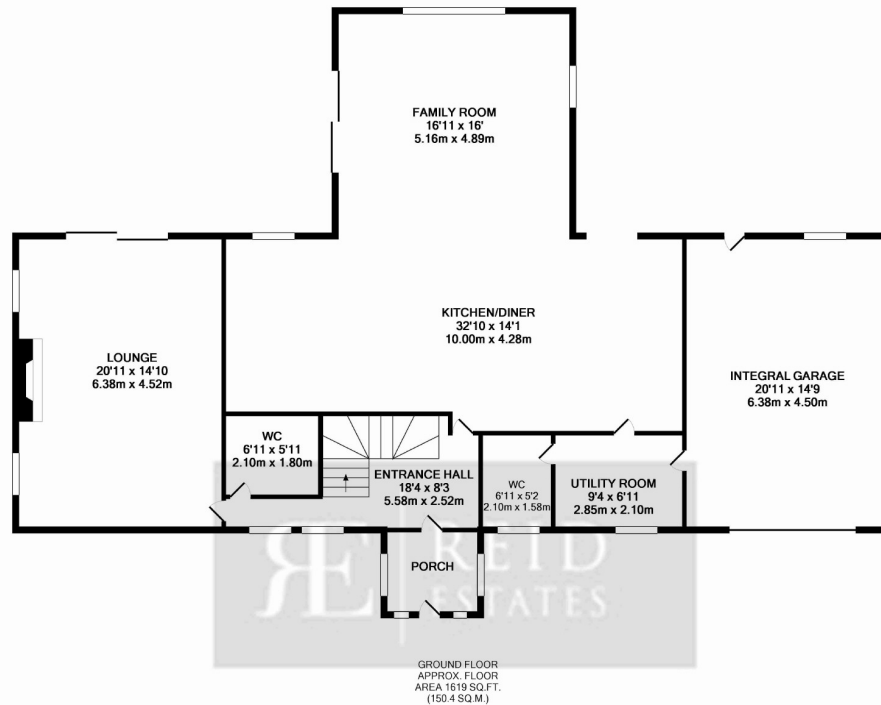
Garage 6.30 x 4.50 (20'8" x 14'9")

This is a 1 ½ sized garage which is larger than average, with remote controlled electric roller door. North 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.

Front Garden**Rear Garden**

Mainly laid to lawn with a large patio adjacent to the family/dining 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.





1 OVER BLELOCK
TOTAL APPROX. FLOOR AREA 2913 SQ.FT. (270.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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