



41 MILNAB STREET  
CRIEFF, PERTSHIRE, PH7 3EA







## 41 MILNAB STREET, CRIEFF, PERTHSHIRE, PH7 4EA

Irving Geddes are delighted to offer for sale this immaculate three bedroom semi-detached modern villa enjoying an elevated & extremely private position set within a prime residential location in the ever popular Perthshire town of Crieff. A stunning family home offering flexible & very well appointed accommodation over two floors with room to extend if required.

Modernised by the current owner, the ground floor comprises; Entrance Porch, spacious Living Room with stunning views of the surrounding countryside & Kitchen. Upper floor comprises; 3 bedrooms & Bathroom with shower over bath.

Externally there are very well landscaped garden grounds bordered by timber fencing, making it child & pet friendly. The garden has areas of lawn to the front & side, paviour patio area with stone chipped border and mature planting throughout. There is an additional area of garden which extends down to Milnab Terrace. A generous private driveway to the rear provides extensive parking.

The 'Gateway to the Highlands' Crieff is ideally situated, at just 11mls from the A9 & within commuting distance of Glasgow (50mls), Edinburgh (48mls), Stirling (23 mls) & Perth (17mls). No.41 is a most versatile family home and presented in true move-in condition. Located within one of Crieff's prime residential areas, within easy reach of the town centre, woodland walks at Knock Hill, the Hydro Spa Hotel and Morrison's Academy. The property will undoubtedly be a welcome addition to the market & early interest is advised.

**Council Tax** Band 'D'      **Energy Performance** Rated 'C'

**Viewing** by appointment through Irving Geddes on 01764 653771.

**Video Walkthrough** <https://my.matterport.com/show/?m=j7V8aV6w9fY>

**IrvingGeddes**  
W.S. • Solicitors • Estate Agents





















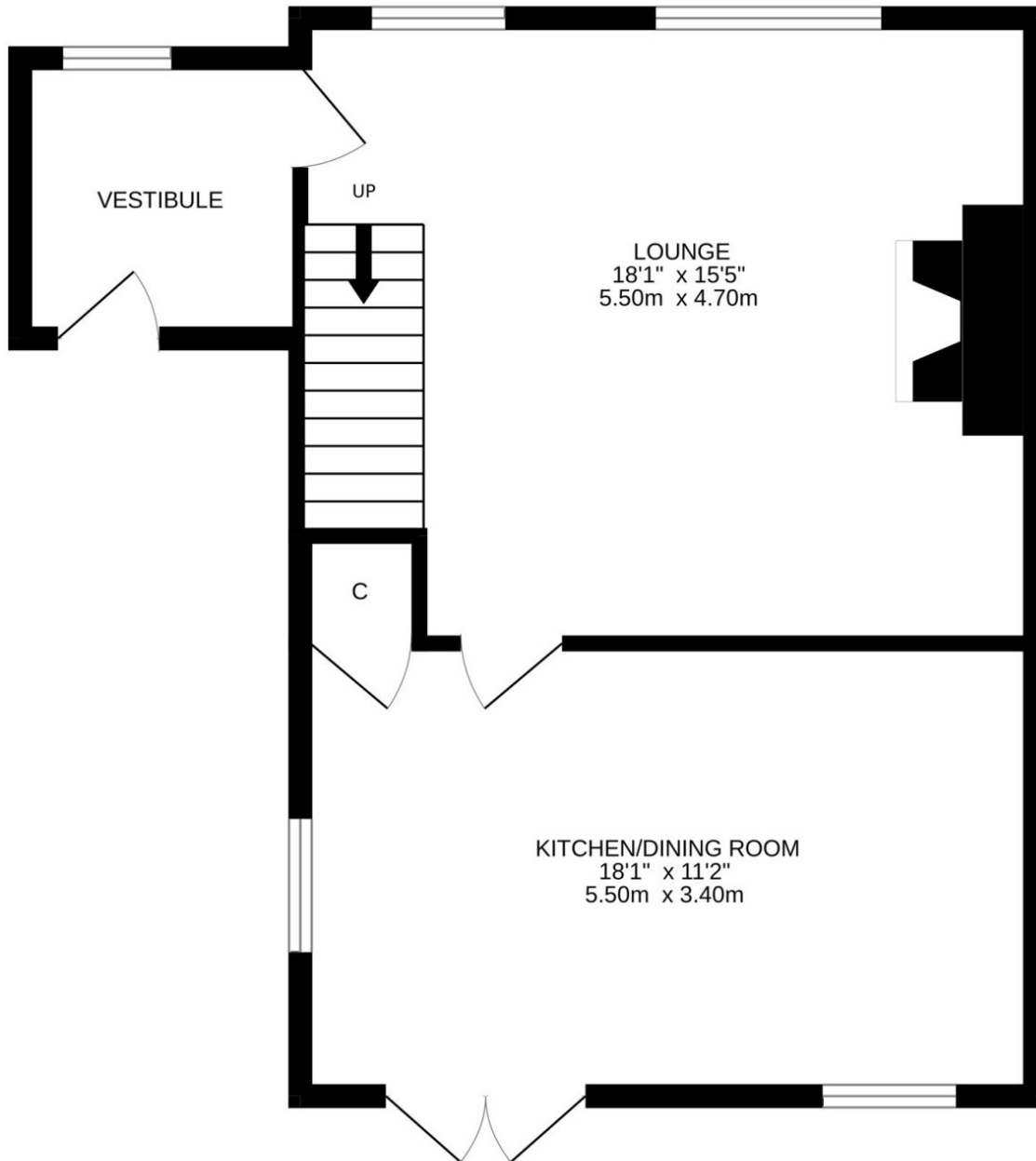




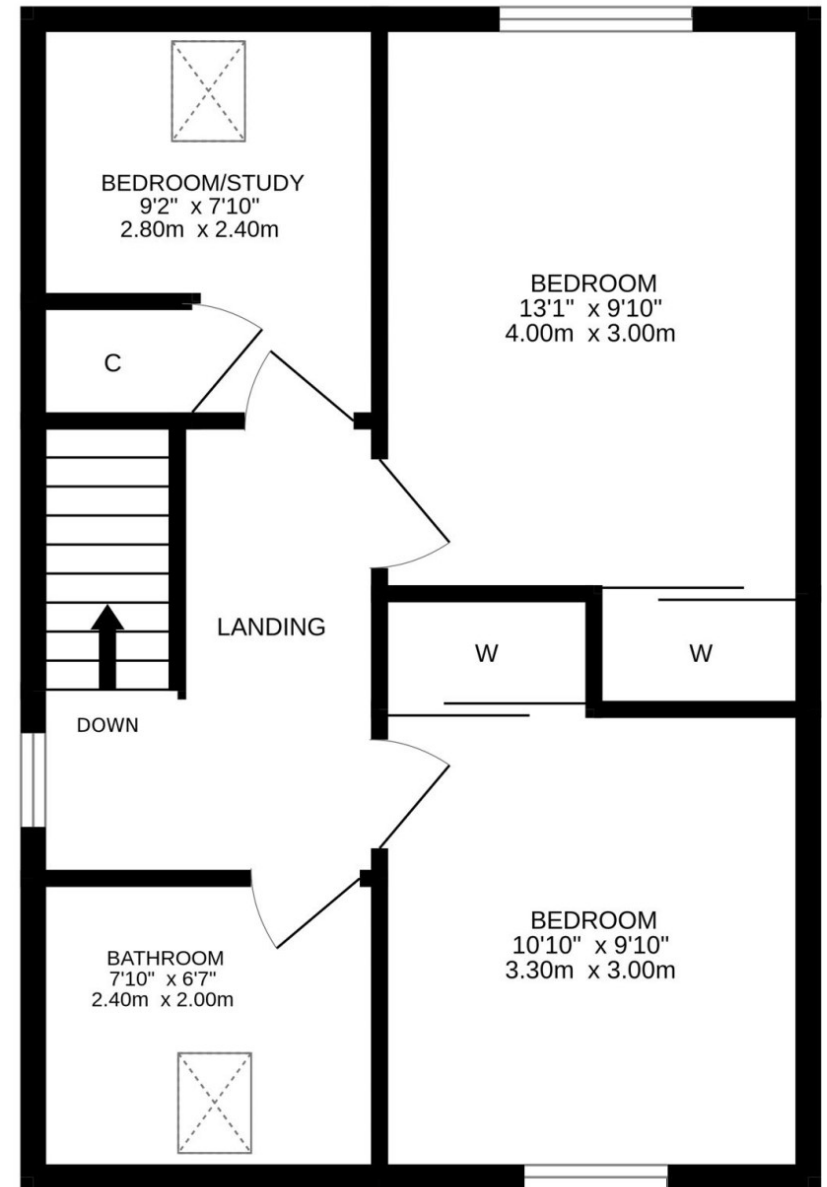




GROUND FLOOR



1ST FLOOR





# IrvingGeddes

W.S. • Solicitors • Estate Agents



## Crieff

25 West High Street, PH7 4AU  
Tel: 01764 653771

## Crieff

14 Comrie Street, PH7 4AZ  
Tel: 01764 653771

## Comrie

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

## Aberfeldy

6 The Square, PH15 2DD  
Tel: 01887 822722