



**BENMOROSH,**  
1 Prain's Court, Crieff. PH7 3SN



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Irving Geddes are delighted to offer for sale this 3 bedroom semi-detached villa enjoying a most private location at the end of a quiet cul-de-sac, within easy reach of parkland and the centre of the sought after Perthshire town of Crieff.

Well-proportioned & bright accommodation comprising; HALLWAY with storage, spacious LOUNGE, large dining KITCHEN with French doors leading to the paved patio, UTILITY ROOM with CLOKROOM & rear door, 2 DOUBLE BEDROOMS, 1 SINGLE and FAMILY BATHROOM.

The property sits within a large plot with ample private off-street parking. There is a semi-detached single garage with power & light. The front garden is laid with mono bloc paving and stone chippings. The fully enclosed rear is laid with stone paviours and boasts a large summer house with the border being formed by timber fencing and mature planting (greenhouse not included).

A fine family home presented in true move-in condition. Enjoying a quiet location in a prime residential area and likely to have broad appeal.















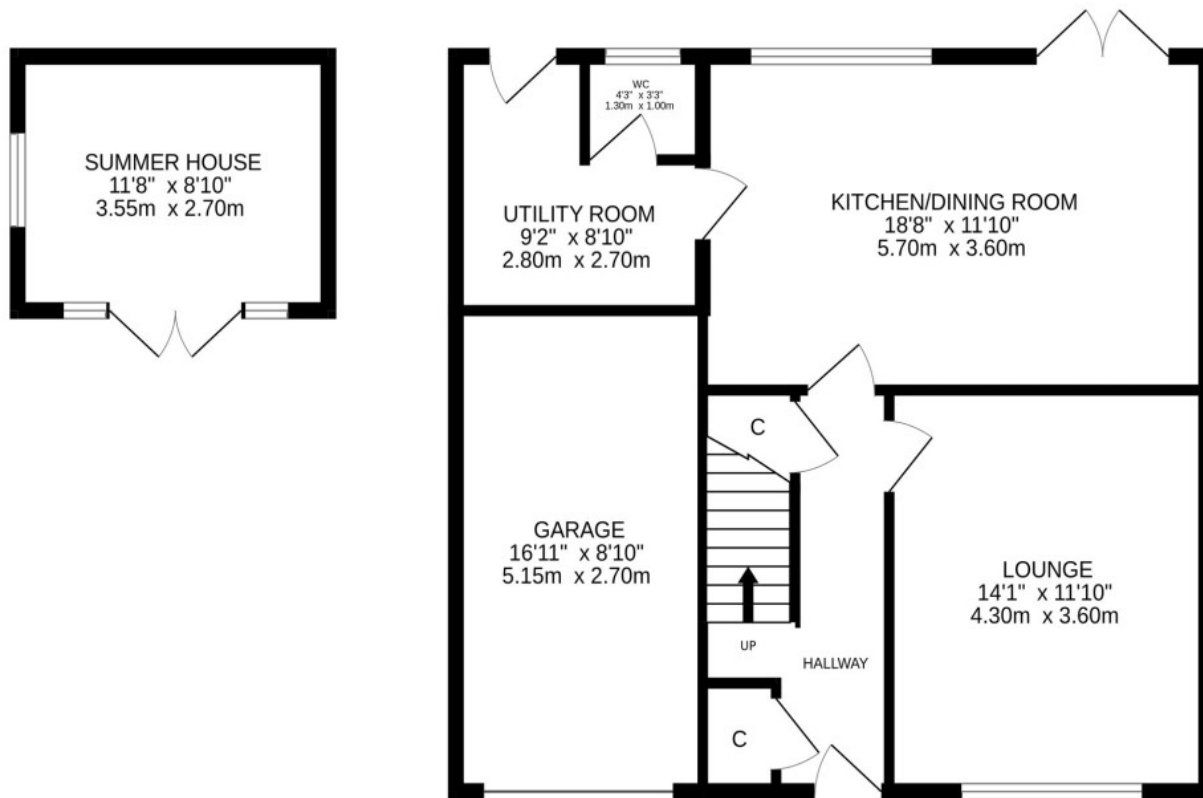




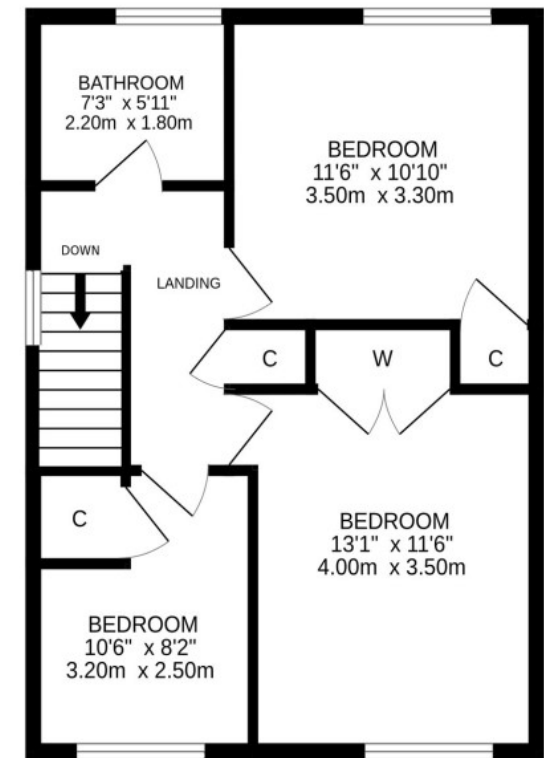




GROUND FLOOR



1ST FLOOR



Energy Performance 'C' Rating      Council Tax Band 'D'

Services Mains water, gas, electric, and drainage.

Video Tour <https://my.matterport.com/show/?m=HDAqTULvP55>

Viewing Strictly by appointment through Irving Geddes.







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

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722