



52 DUCHLAGE COURT,
CRIEFF, PH7 3PZ

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Irving Geddes are delighted to offer for sale this versatile and well presented four bedroom detached family villa located in a popular & established residential area on the southern edge of Crieff.

The property is set over two floors, comprising on the ground floor; ENTRANCE HALLWAY giving access to all accommodation; CLOAKROOM, DINING ROOM, fitted KITCHEN with gas hob, electric oven & fridge freezer, UTILITY ROOM with door to garden. The upper floor comprises; LANDING with storage and partially floored attic, FOUR BEDROOMS (one with en-suite shower) & family BATHROOM with shower over bath.

The property enjoys off-street private parking with single garage and low maintenance gardens to the front & rear. The fully enclosed rear garden is laid with artificial grass & boundaries formed by timber fencing.

A substantial family home, boasting solar panels. Warmed by gas central heating & double glazed throughout. A property likely to have broad appeal and early viewing is advised.

Energy Performance 'B' Rating

Council Tax Band 'F'

Video Tour <https://my.matterport.com/show/?m=zbajKFQ3YbH>

Viewing Strictly by appointment through Irving Geddes on 01764 653771.

Duchlage Court is a small development, built in 2023 & located within the ever-popular market town of Crieff. Within easy walking distance of the town centre which has a great range of shops & cafes, along with a medical centre & dental practices. The development is also situated right next to Aldi & B&M supermarkets. Morrisons Academy & Ardvrek Private Schools are close by, as are Crieff Primary, St. Dominics Primary & Crieff High school are a short walk away.

Irving Geddes
W.S. • Solicitors • Estate Agents





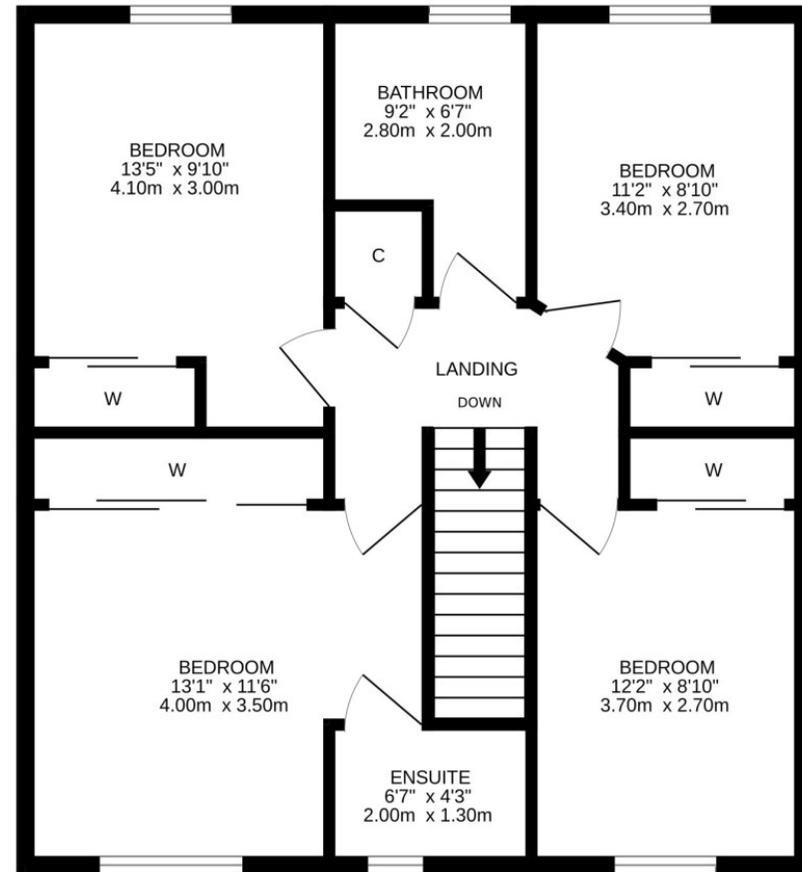
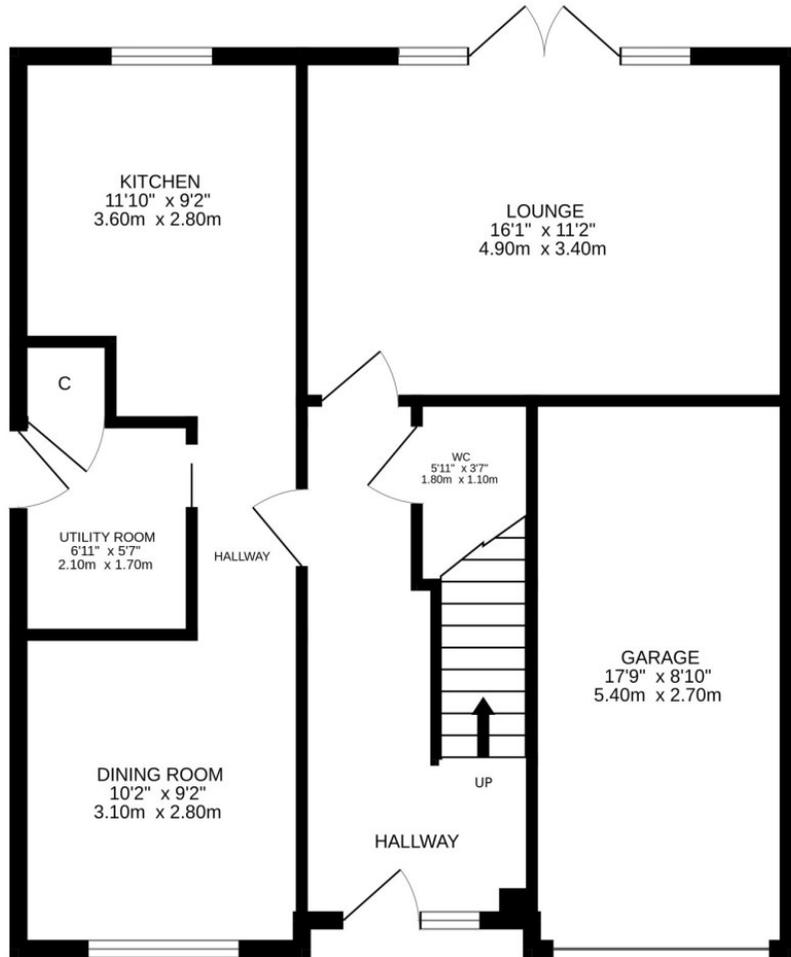












GROUND FLOOR

1ST FLOOR

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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