

48 Duchlage Court

CRIEFF, PH7 3PZ



*A beautifully presented modern home
in Crieff, offering three bedrooms*



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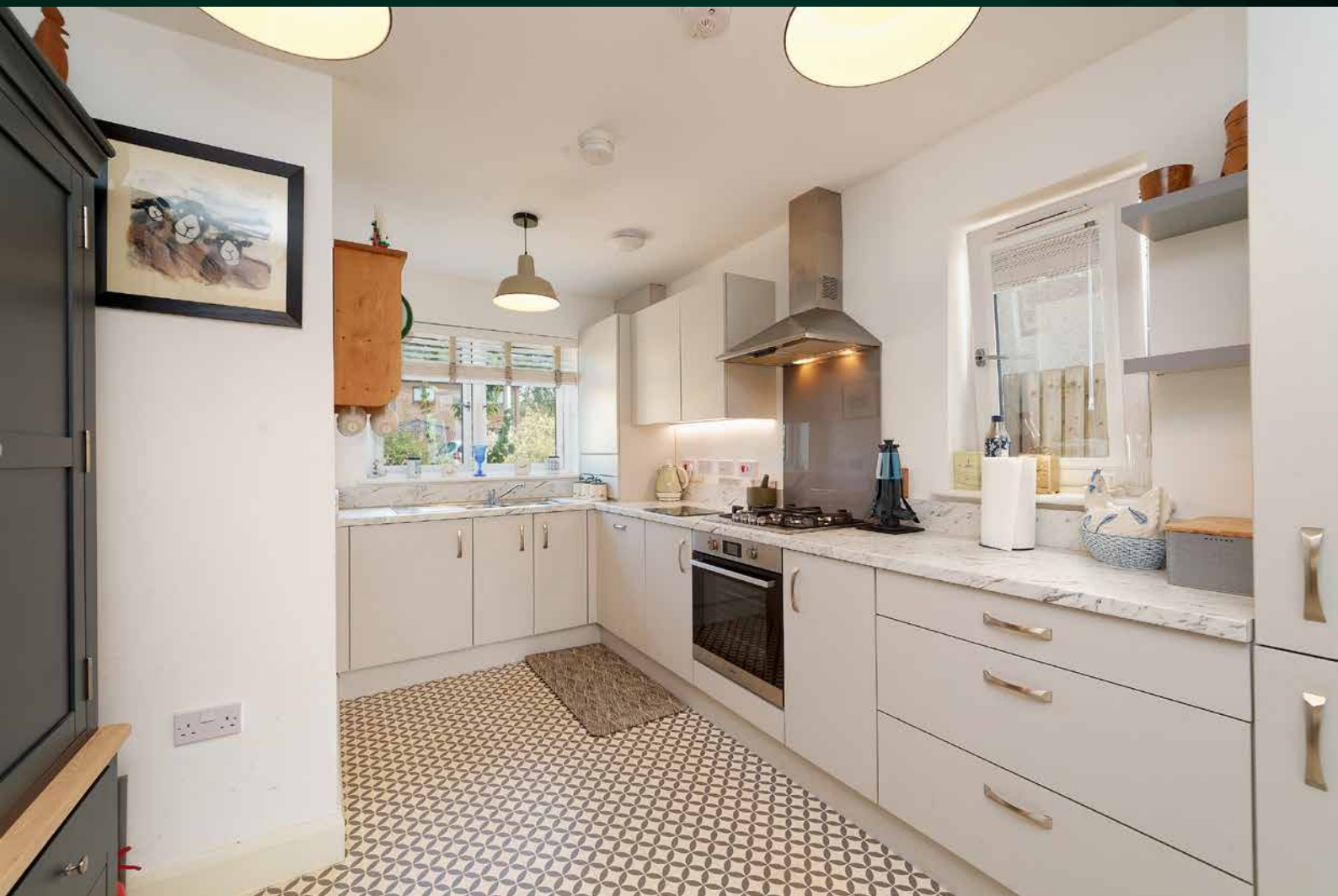
McEwan Fraser Legal is delighted to present this beautifully presented, three-bedroom, detached, modern home in Crieff. This attractive detached home offers the space, comfort and practicality of a modern family property, combined with a private garden, driveway and a particularly useful insulated summer house. Built only around three years ago, it remains a relatively new home and benefits from approximately seven years of NHBC warranty remaining.

THE LOUNGE



Set within a modern residential development in Crieff, the property is presented in a fresh and appealing style and provides well-planned accommodation over two floors. The entrance hall creates a welcoming first impression and leads into a bright lounge.

THE KITCHEN



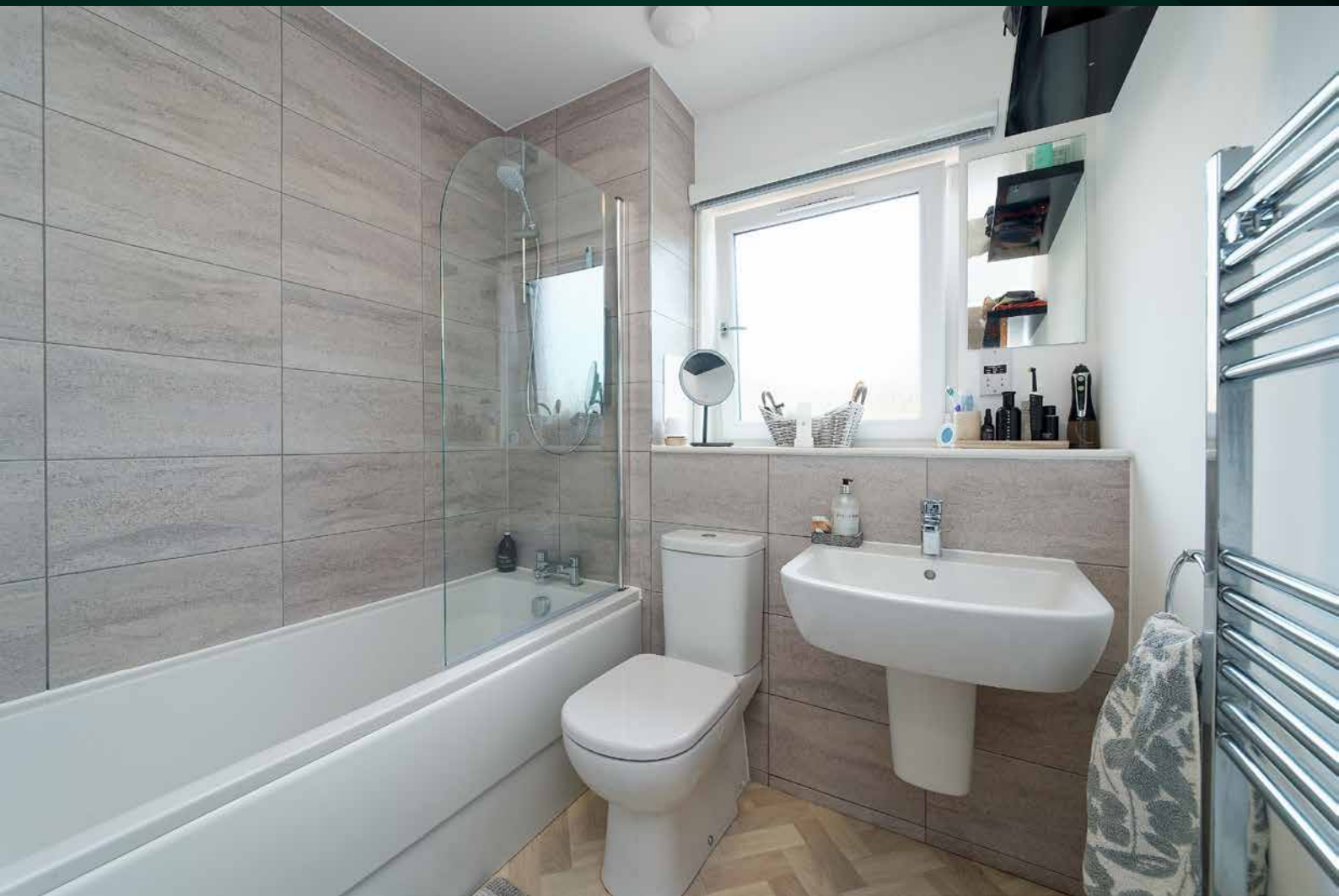
The open-plan kitchen and dining room provide the natural hub of the home. With modern wall and floor units, integrated appliances and good space for dining, this is a sociable room suited to everyday family life as well as entertaining. A useful cloakroom completes the ground floor.



Upstairs, there are three bedrooms, providing flexibility for family living, guests or working from home. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with bath and electric shower over.

The interior has been finished with attractive oak veneer-style doors, painted timber skirtings and facings, and a contemporary specification throughout. Gas central heating is provided by a wall mounted condensing combi boiler, with double glazing contributing to the property's comfort and efficiency.

THE BATHROOM



BEDROOM 1



The principal bedroom benefits from its own en-suite shower room



BEDROOM 2



BEDROOM 3



Outside, the property continues to impress. Private gardens extend to the front, side and rear, with a monoblock driveway providing convenient off-street parking. The rear garden has been designed with ease of maintenance in mind, being predominantly laid with artificial grass and incorporating a patio beneath a substantial covered canopy. It provides a practical outdoor space that can be enjoyed in a variety of weather conditions. A real bonus is the fully insulated timber summer house, which offers considerably more potential than a conventional garden shed. It could provide an excellent home office, hobby room, quiet retreat or simply additional useful space, depending on the needs of the next owner. A further lean-to and storage shed provide additional practical storage.

This is a home that combines the advantages of modern construction with a genuinely usable garden and excellent ancillary space. Its age, remaining NHBC warranty and location close to Crieff's amenities make it an appealing proposition for buyers looking for a home they can simply move into and enjoy.

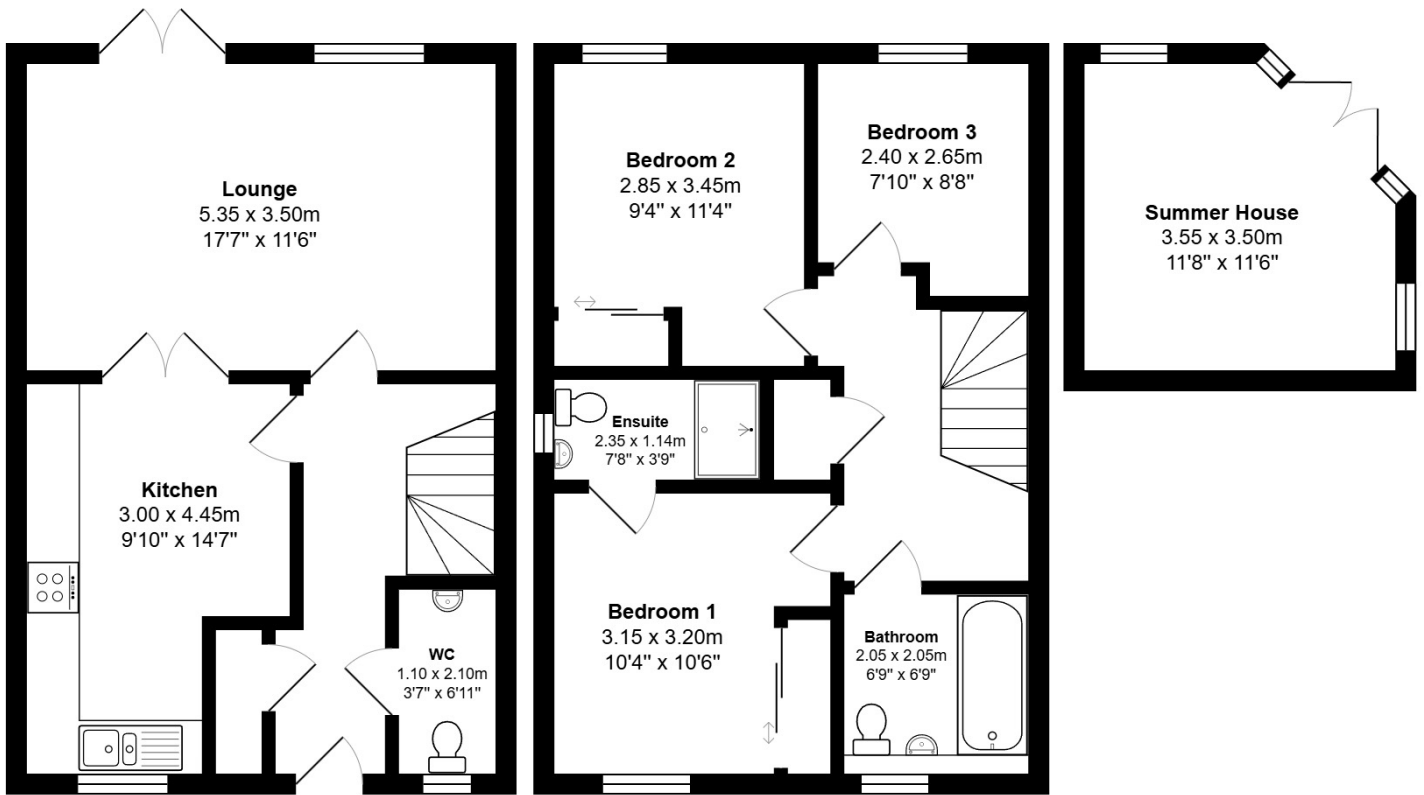
EXTERNALS



THE SUMMER HOUSE

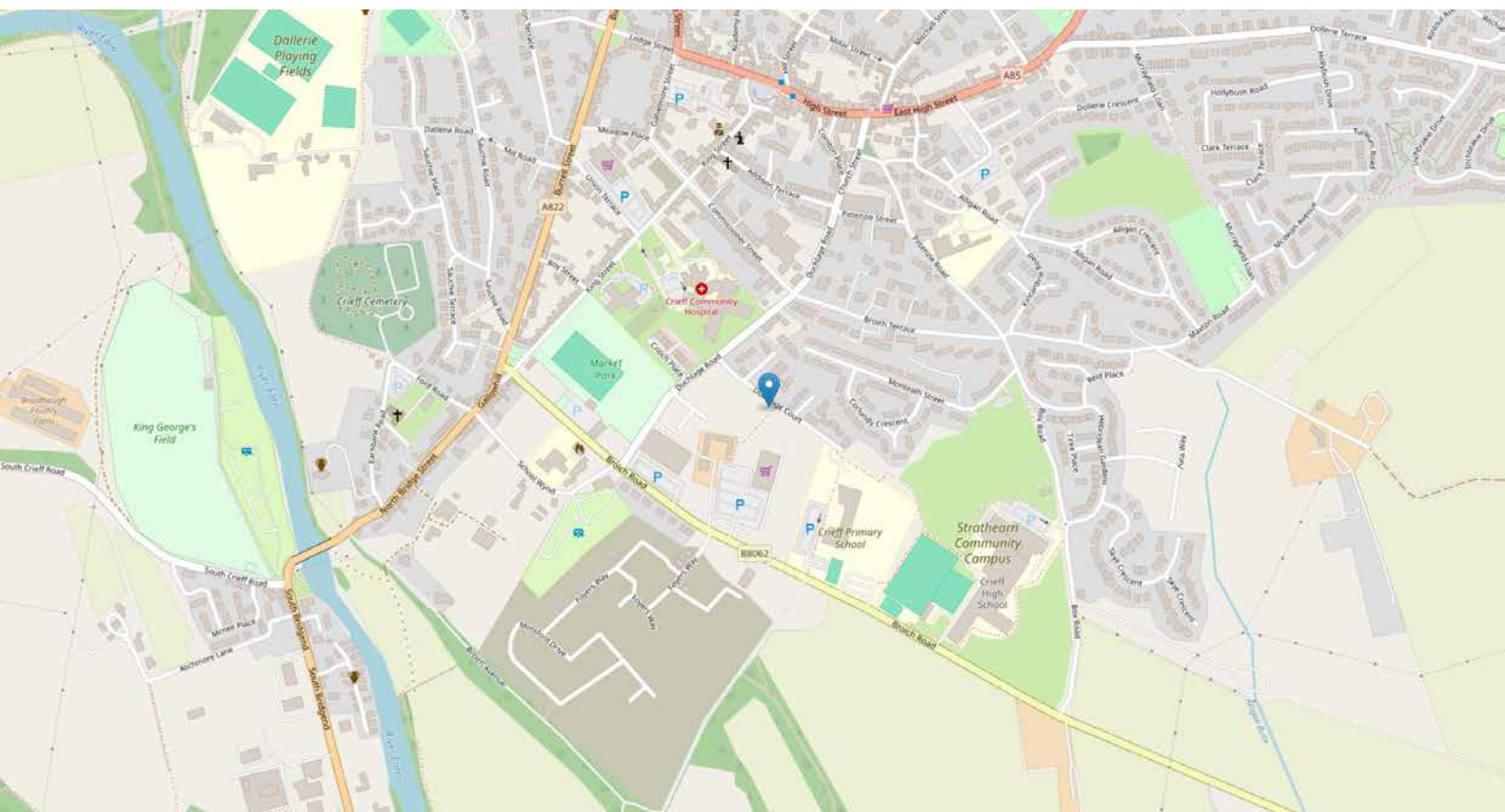


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 86m² | EPC Rating: B



THE LOCATION

Crieff is one of Perthshire's most appealing small towns, set within the rolling countryside of Strathearn and surrounded by some of the finest landscapes in central Scotland. Its attractive location combines a strong sense of community with excellent access to the wider Perthshire area.





The town centre provides a good range of independent shops, cafés, restaurants and everyday services, alongside local schooling and leisure facilities. Crieff Primary School is conveniently located for the property, while secondary schooling is also available within the town. Crieff is particularly well placed for enjoying the outdoors. The surrounding countryside provides extensive opportunities for walking, cycling and exploring, with the hills and glens of Perthshire close at hand. The town is also home to the well-known Crieff Hydro estate, with its extensive leisure and outdoor activities.

For commuters, Perth is readily accessible by road, while the A9 and wider road network provide convenient connections towards Stirling, Dundee, Edinburgh and Glasgow.

Crieff offers the appealing combination of a proper country town, beautiful surroundings and practical connections to Scotland's major centres, making it a particularly attractive place to put down roots.



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