



55 DUCHLAGE COURT  
CRIEFF, PH7 3PZ

IrvingGeddes  
W.S. • Solicitors • Estate Agents

## 55 DUCHLAGE COURT, CRIEFF, PH7 3PZ

Irving Geddes are delighted to offer for sale this modern four bedroom detached villa located in a popular residential area of Crieff.

The accommodation comprises on the ground floor\*; HALLWAY with under-stairs storage, LOUNGE, upgraded contemporary DINING KITCHEN with breakfast bar & patio door, UTILITY ROOM and W.C. The upper floor has ample storage, FAMILY BATHROOM and 4 BEDROOMS with built-in wardrobes, the master with EN-SUITE SHOWER ROOM. \*The layout can be further enhanced with buyers completing the garage conversion, providing a further public room/bedroom on the ground floor, and additional storage/bathroom.

Warmth is provided by gas central heating and the property is fully double-glazed. There is a mono-bloc drive and area of lawn to the front, with a fully enclosed south-facing rear garden. The rear is low-maintenance, laid with artificial turf and paved patio/paths. There is a timber shed and excellent fully lined summerhouse.

An attractive energy efficient home in a sought after location. 55 Duchlage Court is likely to be a welcome addition to the market and early interest is advised.

**Video Walkthrough** <https://my.matterport.com/show/?m=Qyz97vdtPtP>

**Energy Performance** B Rated (84). **Council Tax** Band E

**Viewing** Strictly by appointment through Irving Geddes - 01764 653771



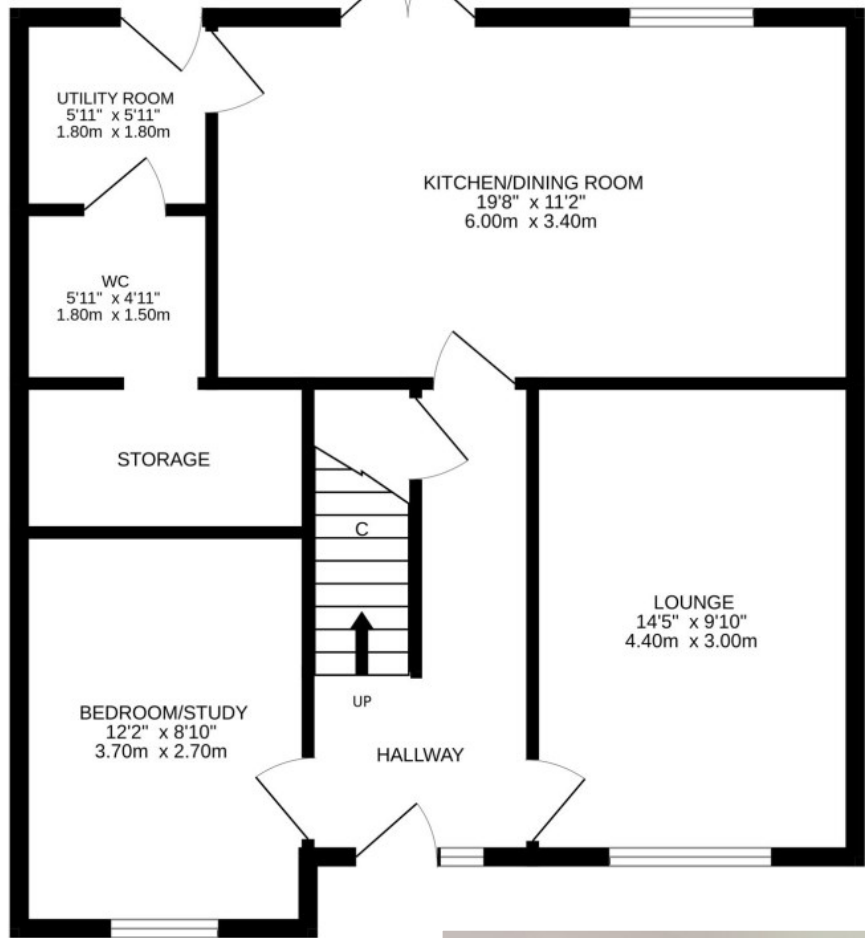




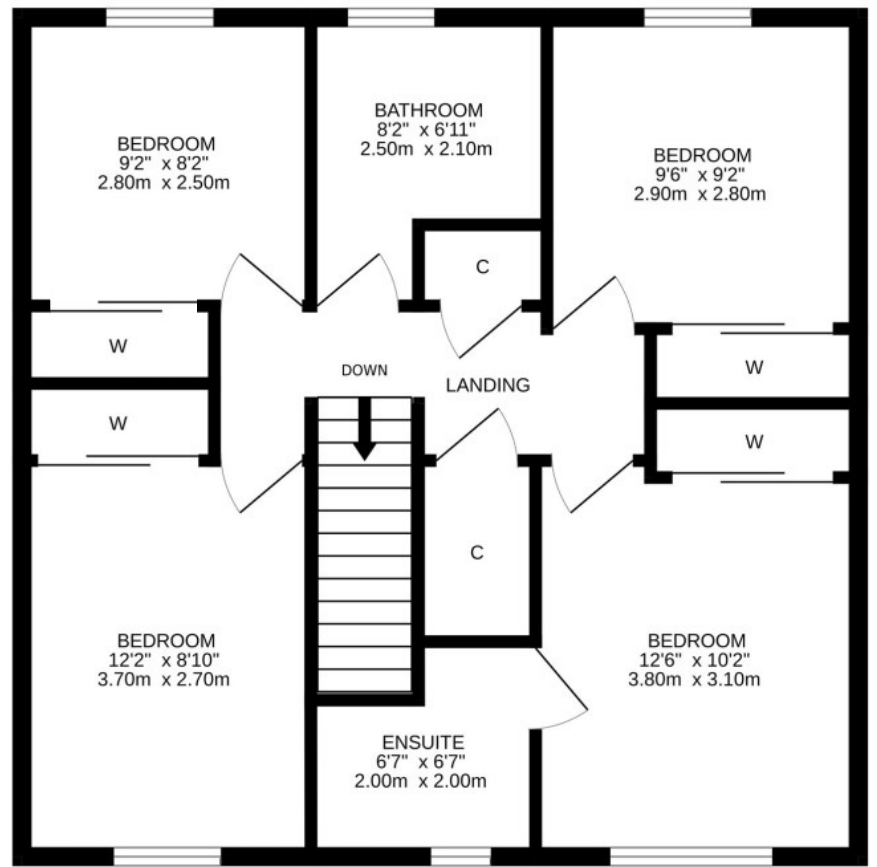


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

Ground Floor



First Floor





**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