



6 RAILWAY GARDENS,
CRIEFF, PH7 3FT

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An immaculately presented four-bedroom detached family home, set within a safe, modern development on the southern edge of Crieff, offering stylish, turn-key living with local amenities and schools within walking distance. The property is enhanced by clean, fresh décor and lighting throughout, creating a bright and welcoming atmosphere.

Built in 2023, the property is set over two floors and offers low maintenance and energy-efficient living. The ground floor comprises an Entrance Hallway with attractive panelling and spotlights, giving access to all accommodation; a Cloakroom; a Lounge with patio doors to the garden, fireplace, and optimyst stove; a Dining Room with decorative panelling and built-in shelving; a fitted Kitchen with gas hob, electric oven, fridge freezer, dishwasher, and wine fridge; and a Utility Room with a door to the garden.

The upper floor comprises a Landing with storage and attic access; four Bedrooms (one with en-suite shower); and a Family Bathroom with shower over bath, both finished with stylish porcelain tiles.

The property enjoys off-street private parking, a single garage, and gardens to the front and rear. The fully enclosed rear garden offers a safe and private space for families and outdoor entertaining, with patio areas ideal for summer dining.

A stylish, move-in ready home likely to have broad appeal, offering easy modern family living. Early viewing is advised.

Energy Performance 'B' Rating

Council Tax Band 'F'

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

Viewing Strictly by appointment through Irving Geddes on 01764 653771.

IrvingGeddes
W.S. • Solicitors • Estate Agents











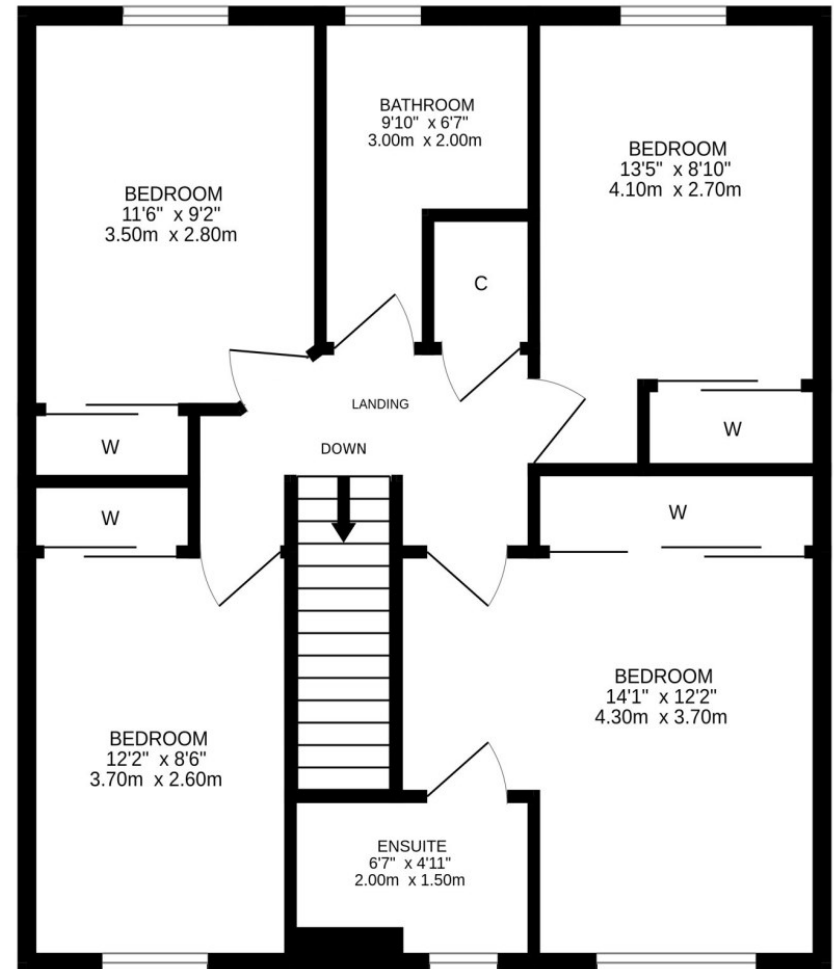
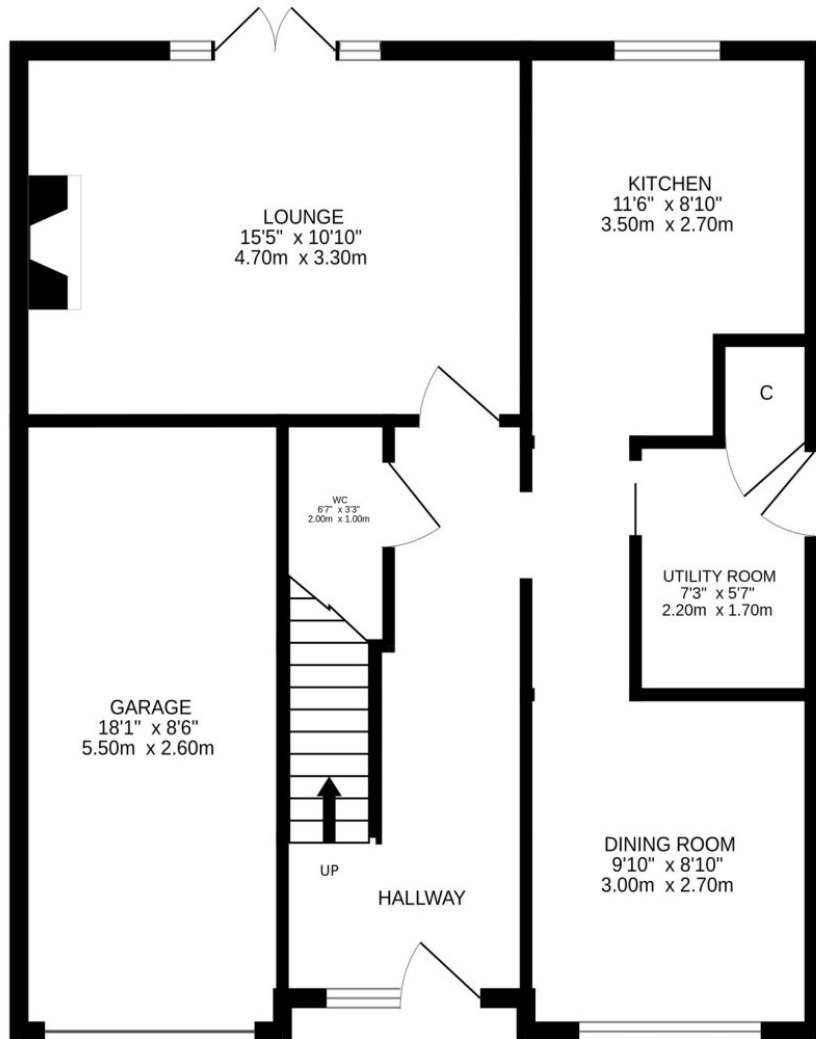




GROUND FLOOR



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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