

55 Duchlage Court

Crieff, PH7 3PZ

IrvingGeddes
W.S. • Solicitors • Estate Agents

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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. (Warrant approval granted May 2026)

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, with an 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































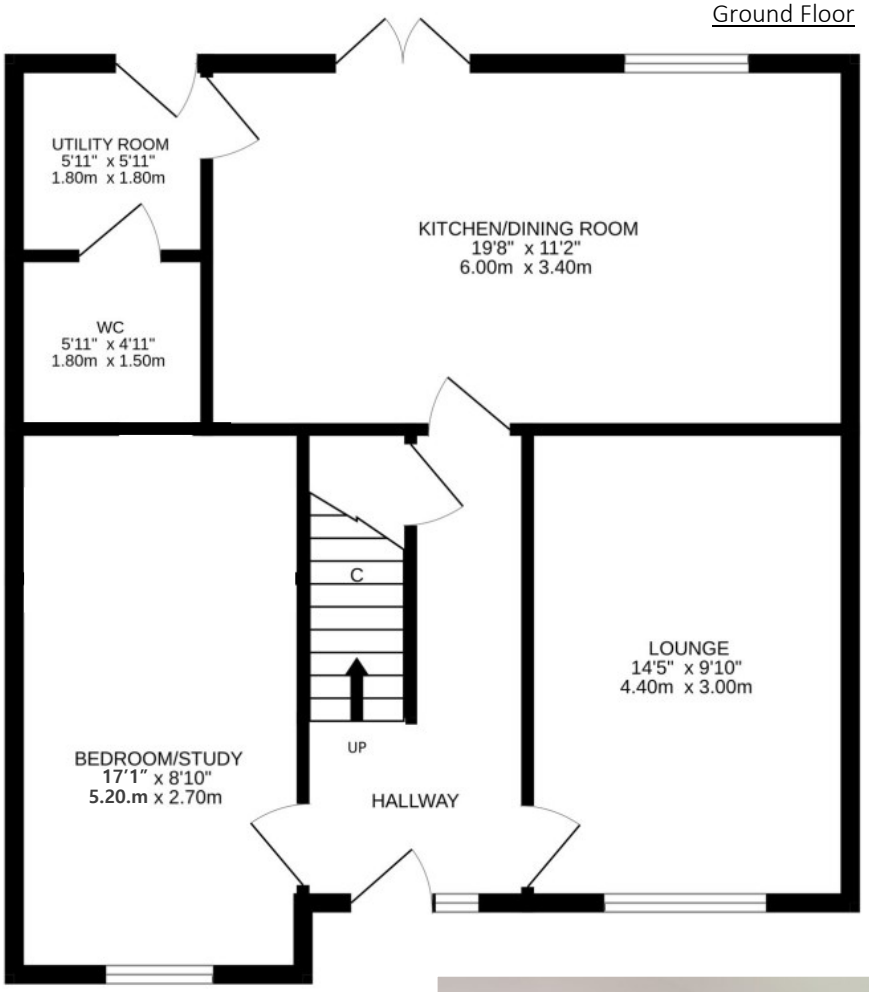




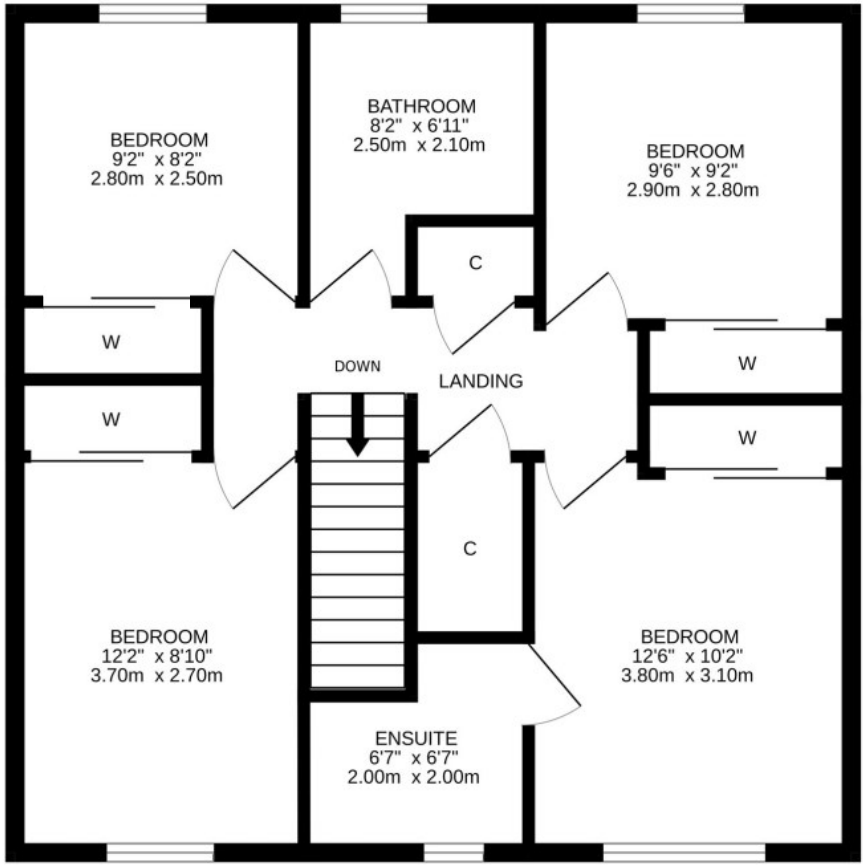


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

Ground Floor



First Floor









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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