

6 ORRIN CRESCENT  
CRIEFF, PH7 3FJ

IrvingGeddes  
W.S. • Solicitors • Estate Agents



## 6 ORRIN CRESCENT, CRIEFF, PH7 3FJ

Irving Geddes are delighted to offer for sale this most attractive & very well presented three bed detached villa completed by Ogilvie Homes in 2025. Enjoying a cul-de-sac location within a new development on the southern edge of Crieff, and within walking distance of the community campus, schooling, supermarket and other amenities. The property has well-proportioned accommodation, off-street parking & a fully enclosed garden. With job location forcing the sale, the owners having occupied for less than a year, the property includes the remainder of Ogilvie's New Home 10 Year Warranty.

Set over 2 floors, the layout comprises on the ground floor: VESTIBULE, good sized LOUNGE with stairs to upper floor, open to DINING KITCHEN with double doors to rear patio and additional external side door, & large W.C. with storage. The white goods are integrated & have a 1yr warranty as does the gas boiler. Upper landing with storage, family BATHROOM, & THREE BEDROOMS (with built-in wardrobes), the master with EN-SUITE SHOWER. The property is fully double glazed and warmed by gas-fired central heating, utility costs supplemented by solar panels.

There are private low-maintenance front and rear gardens, the front laid to lawn with a mono-block driveway. The sunny enclosed rear has a large lawn, paved patio and bordered by timber fencing. A charming home in true move-in condition, and one likely to have broad appeal.

Video Tour <https://my.matterport.com/show/?m=uXk71rd17AL>

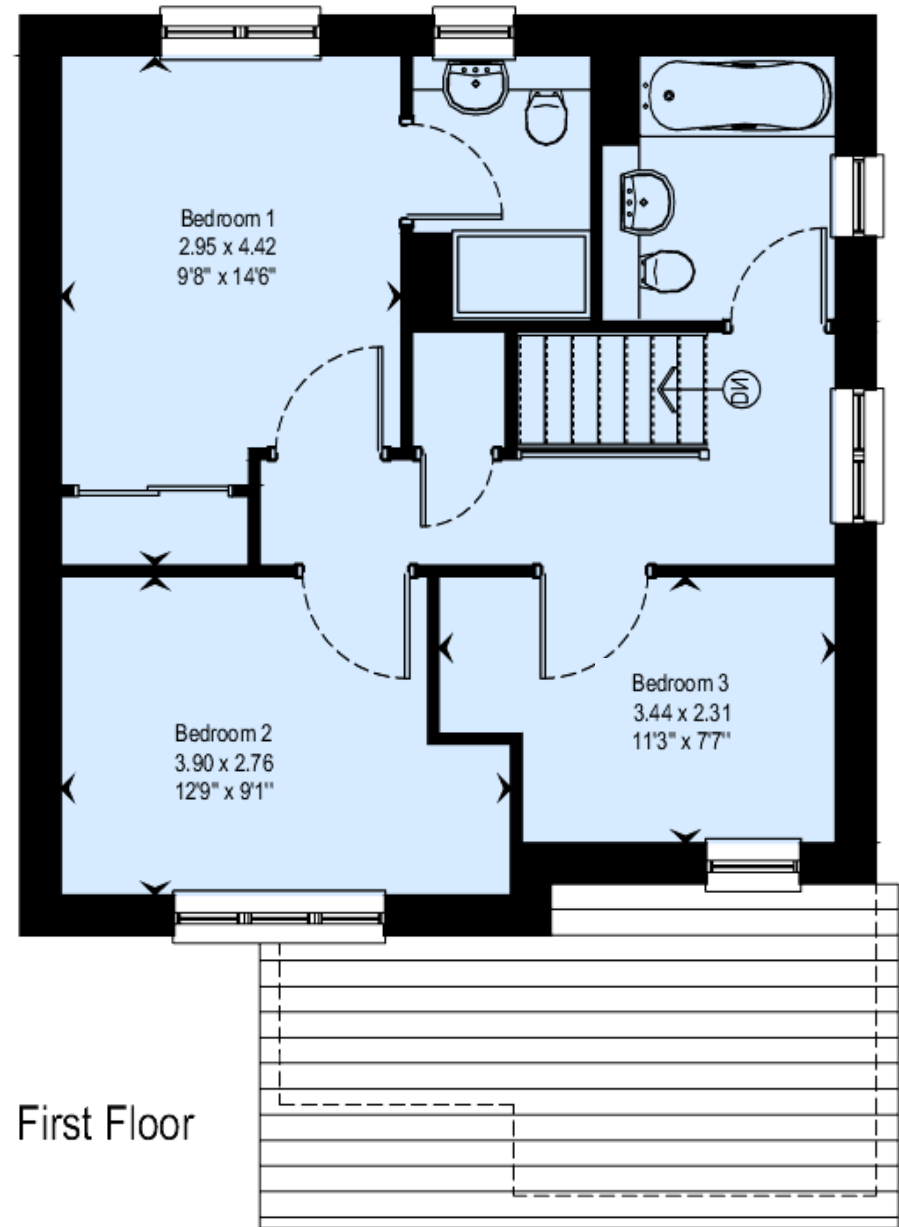
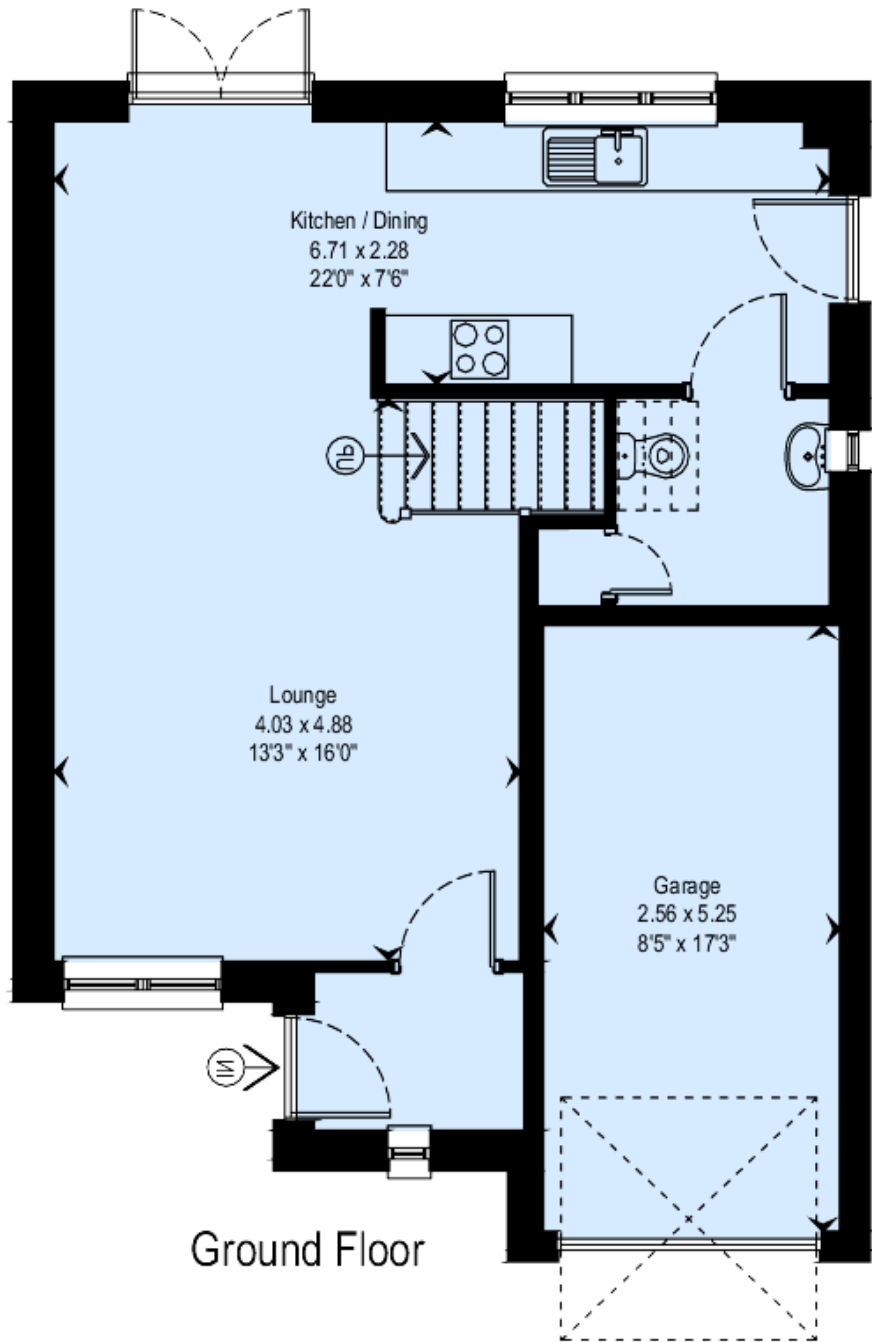












Council Tax Band 'E' Energy Performance Rated 'B' (89)

These particulars are believed to be correct, but their accuracy is not guaranteed & do not form part of any contract. Measurements are approximate only.



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