

# 21 Lintibert Terrace

Muthill  
Perthshire  
PH5 2AJ

Guide Price £135,000 000



**IRVING  
GEDDES**  
w.s. | solicitors | estate agents



## Description

We are delighted to offer for sale this fully modernised & well proportioned two bed semi-detached villa enjoying a quiet position at the end of a mature residential cul-de-sac within the attractive Perthshire town of Muthill. The immaculate 2 bed semi-detached villa has recently been extensively upgraded throughout with a superb high-spec kitchen and integrated white goods, family bathroom with shower over, new oil fired boiler, fully rewired, double glazed throughout (including new entrance porch), quality laminate flooring, carpets and newly decorated. No.21 is a good sized property and enjoys an elevated position within sizeable grounds. An ideal first time buy or investment property. Early viewing is advised.

**Entrance Porch** Doors to kitchen & lounge with stairs to upper floor. Under stairs storage recess.

**Lounge** (15'7" x 10'4") Large public room with dual aspect & feature log burner.

**Kitchen** (14'3" x 8'6") Quality Howden's fitted wall and base units, electric oven and hob. Door to rear garden & patio area.

**Upper Landing** with doors to bedrooms & bathroom. Storage cupboard.

**Bedroom One** (12'7" x 10'3") Large double bedroom with storage cupboard.

**Bedroom Two** (11'1" x 9'0") Second double with outlook over garden. Storage cupboard and loft access.

**Bathroom** with over bath shower & glass screen, wash hand basin and WC.

**External** A good sized garden to the rear, laid mainly to lawn. Off-street parking laid with stone chips and leading to the rear garden.

## Directions

Muthill lies three miles to the South of Crieff on the A822. On entering Muthill from Crieff, proceed along Drummond Street and round the right hand bend onto Willoughby Street. Continue through the Village with the Petrol Station on the left. Lintibert Road is located shortly after on the right. Lintibert Terrace is the first right hand turn and the property is located at the end of the cul-de-sac on the left hand side.





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.





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.



**Directions** Muthill lies three miles to the South of Crieff on the A822. On entering Muthill from Crieff proceed along Drummond Street and round the right hand bend onto Willoughby Street. Continue through the Village with the Petrol Station on the left. Lintibert Road is located shortly after on the right. Just before leaving the Village turn right into Lintibert Road and then first right into Lintibert Terrace. The property is located at the end of the road on the left hand side.

**Energy Performance** Rated ' E '

**Council Tax Band** ' B '



**Viewing By appointment through Irving  
Geddes W.S.  
01764 653771**

**IRVING  
GEDDES**  
w.s. | solicitors | estate agents

**Thinking of selling?**

**Call us now for a free valuation for your own property**

**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722