



Spacious One Bed Flat

Fully Modernised

Large Lounge

Fully Fitted Kitchen

Partial Double-Glazing &
ECH

Communal Garden

Village Location

Move-in Condition

11 Willoughby Street , Muthill, PH5 2AB

Offers Over £67,950

Home Report Value £75,000



Description

We are pleased to offer for sale this fully refurbished and freshly decorated main door ground floor flat enjoying a central location within the attractive Perthshire village of Muthill. Offering well proportioned accommodation throughout comprising; HALL, LOUNGE, BATHROOM, DOUBLE BEDROOM & KITCHEN. Externally the property has a pleasant communal courtyard to the rear. With modern fitted kitchen & bathroom, oak doors, warmed by electric heating, partial double glazing and presented in move-in condition, the property is an ideal first time buy or rental property and early internal viewing is advised.

Directions

On entering Muthill from Crieff proceed down Drummond Street, round the sharp bend into Willoughby Street and the property can be found a short distance on the left hand side opposite the entrance to the Barley Bree restaurant.

Hall

Main door into hall with access to all accommodation. Storage cupboard housing water tank.

Lounge (14'2" x 9'4")

Spacious lounge with dual aspect and ample space for a range of living and occasional furniture. Shelved recess & another for free-standing furniture.

Kitchen (10'8" x 7'6")

Most attractive fully-fitted kitchen with a range of quality wall & base units. Integrated electric oven and hob with extractor hood. Plumbed for washing machine & space for additional white

goods. Large storage cupboard with shelving.

Bedroom (8'6" x 7'6")

Good-sized bedroom with double built-in wardrobe with sliding doors.

Bathroom

With new suite comprising WC, wash hand basin and bath with electric shower over. Bathroom cabinet with mirror door.

Exterior

Attractive communal courtyard to rear laid to chips with a pleasant outlook

Energy Performance

Rated 'D' for energy efficiency.

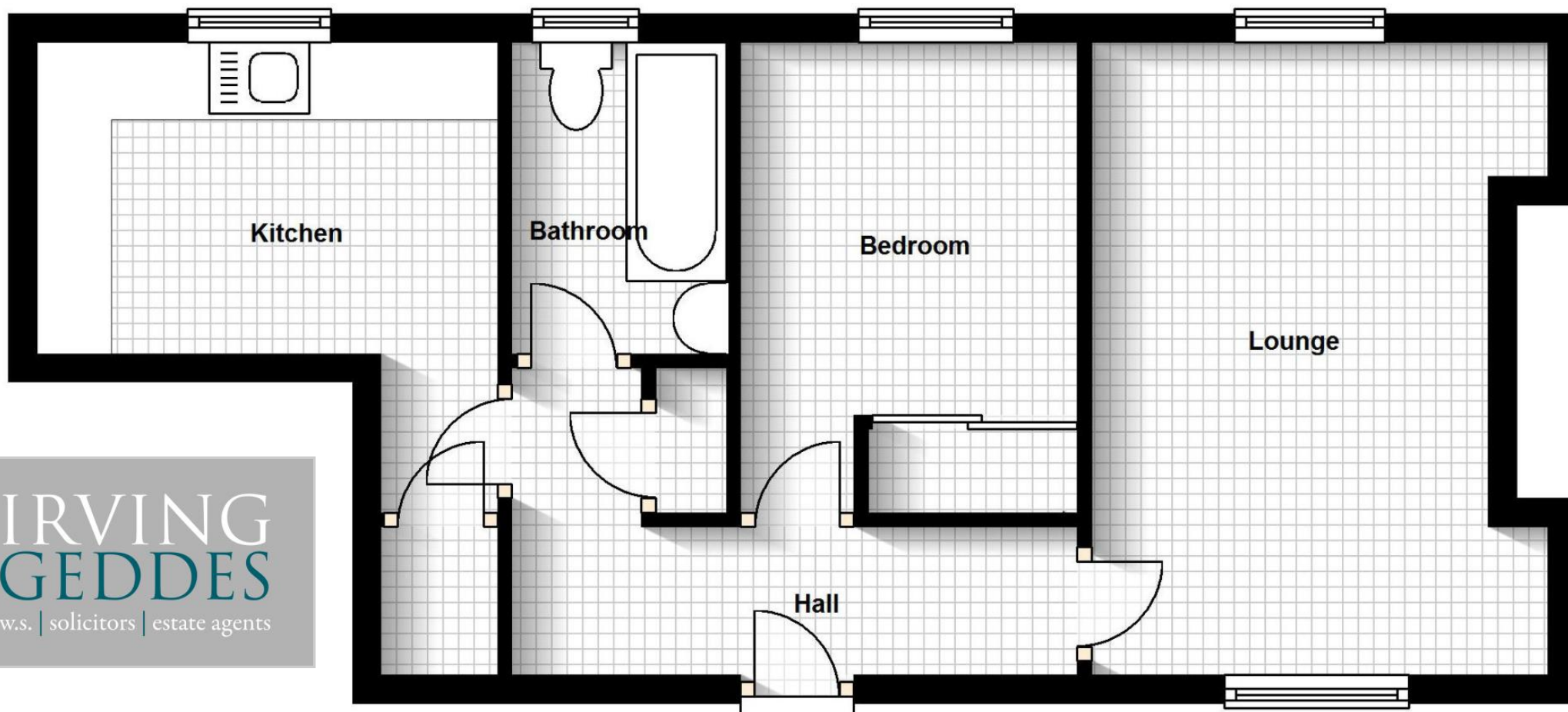
Viewing

Strictly by appointment through Irving Geddes W.S. on 01764 70325/653771.

www.irvinggeddes.co.uk



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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Call us now for a free valuation of your own property

Crieff

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

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

25 Bank Street, PH15 2DE
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