

20 Drummond Street, Muthill, PH5 2AN

Guide Price £180,000



**IRVING
GEDDES**

w.s. | solicitors | estate agents

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Irving Geddes are delighted to offer for sale this charming and spacious period villa situated within the attractive Perthshire village of Muthill, itself situated only 2 miles from Strathearn's principal town of Crieff. Presented in true move-in condition this property has been lovingly restored by the current owners. The terraced property boasts generous rooms throughout, set over two floors and comprises on the ground floor; **two Double Bedrooms, Family Bathroom, Cupboard, Under Stair Storage** & door leading to the rear garden which is accessed via a porch. The upper floor comprises: **large Lounge, large Dining Kitchen** & one further **Double Bedroom**. A notable feature of the property is the large rear garden which features a large shed with power, lighting and patio doors leading to the garden which enjoys an open outlook with far reaching views of surrounding hills. This property is full of character and village history. Likely to have broad appeal, early viewing is advised.

Lounge 14'4" x 14'3"

Kitchen 13'5" x 10'6"

Bedroom 1 13'8" x 9'3"

Bedroom 2 13'4" x 9'2"

Bedroom 3 13'4" x 8'9"

Bathroom 10'7" x 7'8"

Exterior

Unrestricted parking to the front. There is a generously sized rear garden with a paved patio area immediately to the back of the property. A lawn edged with mature hedging, timber fence and attractive stone wall borders fields to the rear.

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.

Directions

Upon entering Muthill from Crieff the road bends left and the property is located toward the end (next to shop) on the left.

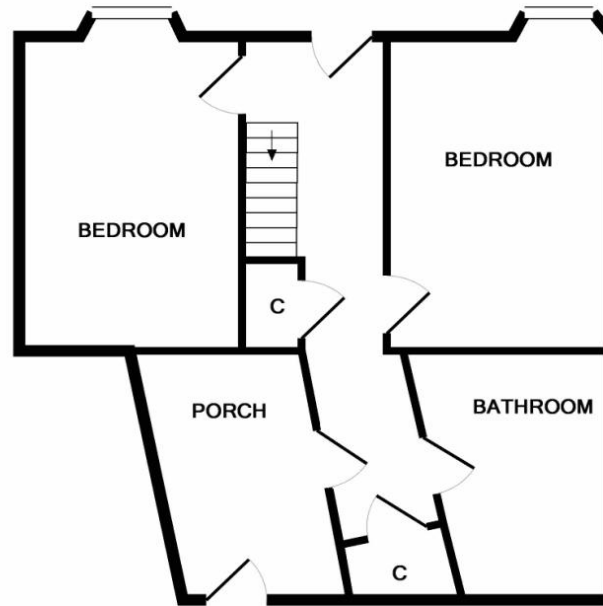
Viewing

Strictly by appointment through Irving Geddes W.S. on 01764 670325/653771.

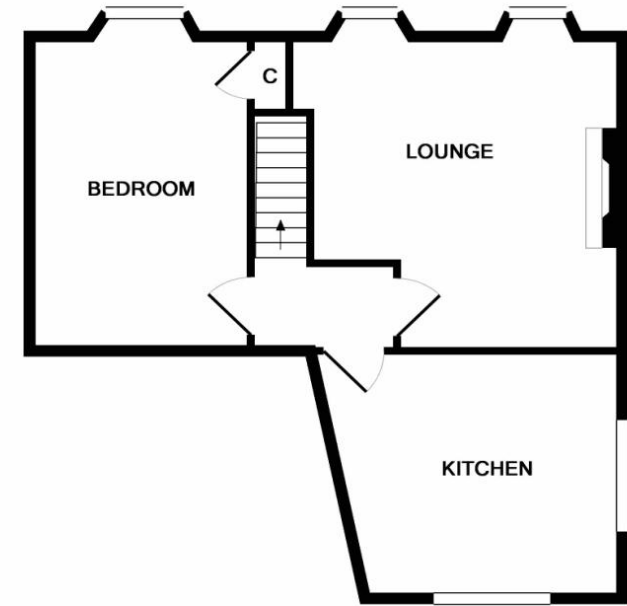
Energy Performance Rated 'E' for efficiency.

Council Tax Band 'C'.

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GROUND FLOOR



1ST FLOOR



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Tel: 01887 822722