



# Buy your next home with Next Home

Leading Perthshire Estate Agency

26 Ward Road, Muthill, Crieff, PH5 2AT

Offers Over £157,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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26 Ward Road, Muthill, Crieff, PH5 2AT

Many thanks for your interest with 26 Ward Road, Muthill, Crieff, PH5 2AT.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

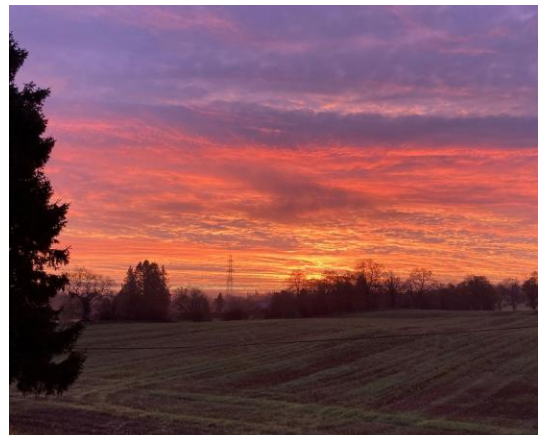
# About the Area

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Muthill is a picturesque and historic village set within the beautiful Perthshire countryside yet is within commuting distance of Stirling, Perth, Glasgow and Edinburgh. Gleneagles train station is only a short 15 minute drive away.

The village has a primary school, Post Office/shop, petrol station, nine hole golf course, pub and restaurant.

The town of Crieff lies just three miles away and offers a wide range of shops, amenities and services; including supermarkets, primary & secondary schooling, recreation centre, library and community hospital together with the health centre and dental practices.



# Property Summary

Next Home are delighted to bring this well presented 2 bedroom mid-terraced villa situated in the peaceful village of Muthill.

The property would make an ideal home for a first time buyer or a young family with spacious accommodation set over 2 levels comprising: entrance hall, spacious lounge/dining room, kitchen, 2 double bedrooms that both offer fantastic countryside views to the rear and a wet room. Additionally the principle bedroom has built-in bespoke wardrobes and access to the eaves.

The front garden is laid with gravel with a stone path leading to the property.

To the rear there is very low maintenance garden with a patio area ideal for an outdoor dining table and chairs to take in the great views on offer.

There is also a purpose built shed(black door) included in the sale.

Parking can be found to the front of the property.

The windows are double glazed warmth is provided by wet electric heating.





# Key property features

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- ✓ Ideal for a first time buyers
- ✓ Great views
- ✓ Popular residential area
- ✓ 2 double bedrooms
- ✓ Good storage
- ✓ Spacious lounge/diner
- ✓ Low maintenance garden
- ✓ Outbuilding
- ✓ Wet electric heating
- ✓ Great downsizing opportunity













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

An expert from our local branch will provide you with  
the most accurate valuation.

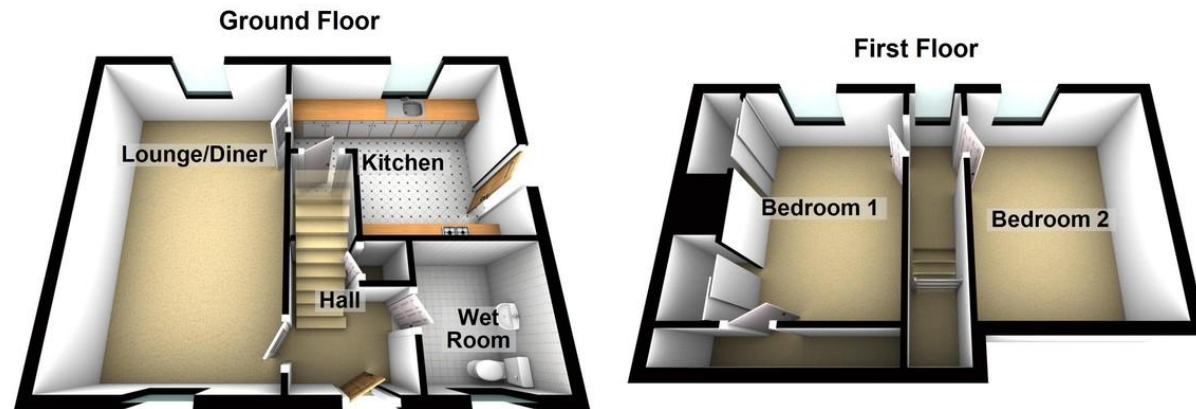


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# Floorplans

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# Property Room sizes

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## **LOUNGE/DINER**

*18' 7" x 11' 4" (5.66m x 3.45m)*

## **KITCHEN**

*12' 2" x 11' 3" (3.71m x 3.43m)*

## **BEDROOM**

*12' 4" x 9' 3" (3.76m x 2.82m)*

## **BEDROOM**

*12' 4" x 9' 3" (3.76m x 2.82m)*

## **WET ROOM**

*6' 4" x 6' 0" (1.93m x 1.83m)*

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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