

92 WILLOUGHBY STREET
MUTHILL, PERTSHIRE, PH5 2AE



Irving Geddes are delighted to offer this charming 2 bedroom semi-detached period property enjoying an attractive outlook in the popular Perthshire village of Muthill. The current owners have recently carried out a programme of modernisation to include a modern contemporary shower room with under-floor heating, new doors throughout, including the front door. The property is offered in true move-in condition. Dunbrae enjoys a lovely outlook to the rear, over the large landscaped south facing garden.

A spacious layout comprises on the ground floor; Main door access into an ENTRANCE HALL with a deep storage cupboard, sizeable DOUBLE BEDROOM, LIVING ROOM with under-floor heating & cast iron open fire, high quality FITTED KITCHEN with door to the rear garden. Upper floor comprises; modern SHOWER ROOM & further DOUBLE BEDROOM.

There is a generously sized rear garden with a paved patio area immediately to the back of the property. Steps lead up to a large lawn, edged with mature trees, shrubs, hedging & deep flowering borders with an array of bright decorative shrubs & plants, with the addition of 2 timber sheds. To the side of the property is a gated pathway with new stone chippings leading through to the front of the property where there is unrestricted on street parking available.

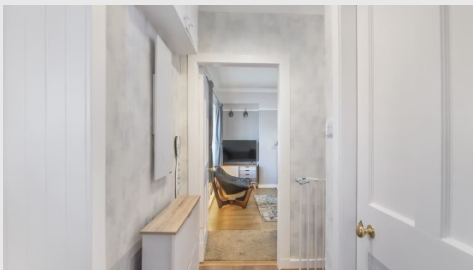
A most attractive home of rare quality, located in a charming Perthshire village. A property likely to have broad appeal and early viewing is advised.

Located only three miles from Strathearn's main town of Crieff, Muthill is an historic village with over 100 listed buildings, along with the ruins of a 15th Cent Parish Church. The village has a well respected primary school with secondary private & public schooling in Crieff. There is a public house, restaurant, petrol station and golf club. Crieff offers a more comprehensive range of amenities and services.

Video Walkthrough <https://my.matterport.com/show/?m=rp2eykLrsKU>

Viewing Strictly by appointment through Irving Geddes W.S.

Energy Performance Band 'F' **Council Tax** Rated 'C'







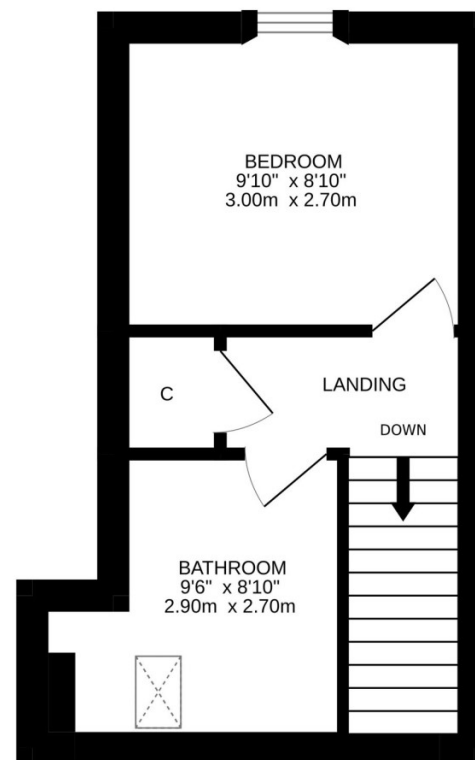
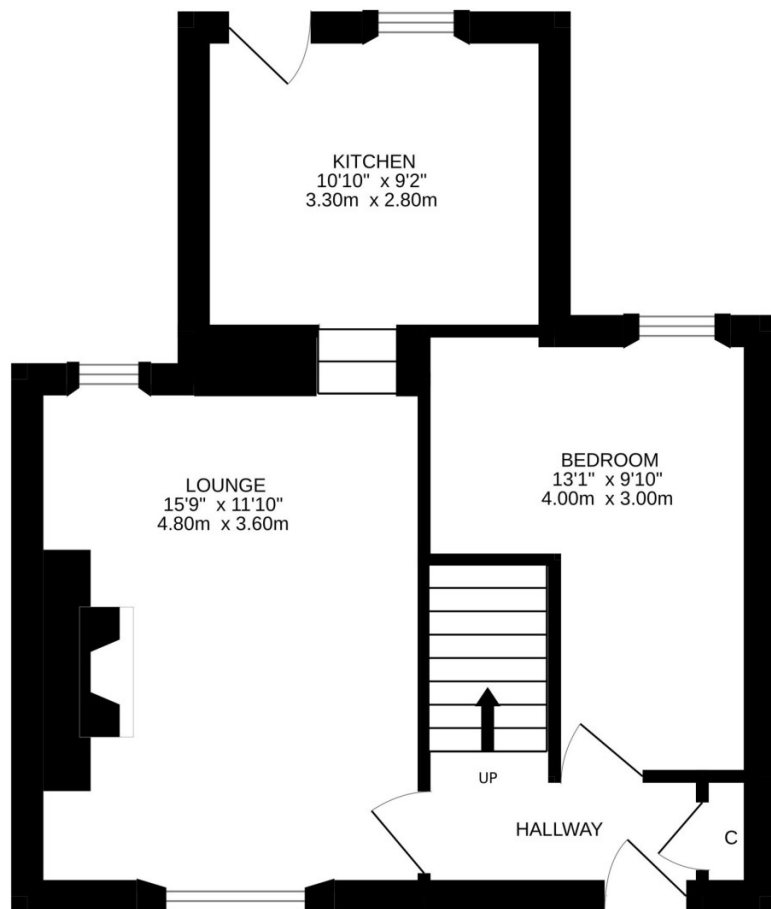






GROUND FLOOR

1ST FLOOR



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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Aberfeldy
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