



17 WILLOUGHBY STREET, MUTHILL, PH5 2AB

FIXED PRICE £57,000

IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this well-proportioned one bedroom end terraced ground floor flat, enjoying a very central location in the picturesque village of Muthill. With bright and spacious accommodation throughout, comprising:

Open plan Living Room & fitted Kitchen, middle hallway, double Bedroom with built in cupboard and modern Shower Room.

Open Plan Living/Kitchen Room 12' 10" x 12' 6" (3.91m x 3.81m)

Bedroom 11' 11" max x 8' 5" max (3.63m max x 2.57m max)

The flat is well-presented with bright fresh décor throughout & viewing is highly recommended. A fantastic first time buy or investment property with broad rental appeal.

Muthill is a popular conservation village & provides an array of local amenities to include a restaurant, takeaway, pub & primary school. Crieff & Auchterarder are both within easy access & offer a wider range of amenities/facilities. Whilst for the commuter Edinburgh is approx. 50 miles away by car, Glasgow approx. by car 43 miles & Stirling approx. 19 miles by car; There is also a railway station at nearby Gleneagles, offering commuter train services.

Viewing

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

Energy Performance Rated 'C' for energy efficiency.

Council Tax Band 'A'.





These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



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