

MARRICH  
LINTIBERT ROAD, MUTHILL, PH5 2AH



IrvingGeddes  
W.S. • Solicitors • Estate Agents

## MARRICH, LINTIBERT ROAD, MUTHILL, PH5 2AH

Irving Geddes are delighted to offer this extremely well presented and extended 3 bedroom detached bungalow located within the attractive Perthshire village of Muthill. The spacious accommodation comprises VESTIBULE, HALLWAY with ample storage, LARGE LOUNGE with feature wood-burning stove, the extension to the rear offers a superb DINING KITCHEN/FAMILY ROOM with a further stove, contemporary kitchen with central island, and a wall of windows providing a beautiful open outlook over fields to the rear. A PORCH off the kitchen has access to the rear. There is a large FAMILY BATHROOM with spa-bath and separate shower, and THREE DOUBLE BEDROOMS (MASTER EN-SUITE SHOWER ROOM). The attached single garage has a fully fitted UTILITY ROOM/STORE to the rear. The property is double-glazed and warmed by oil central heating.

Externally there is ample private parking on a mono-bloc drive and a raised garden to the front with attractive stone wall. There is covered storage to one side and a small easily maintained garden to the rear. Laid mainly to paving, planted beds & hedge border. A raised decked patio immediately to the rear being the perfect spot from which to relax and enjoy the tremendous open aspect.

A charming property in a popular village, enjoying an enviable location. Marrich is presented in true move-in condition & is a property likely to have broad appeal.









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.











Video Walkthrough <https://my.matterport.com/show/?m=gJ8fB8ioqLV>

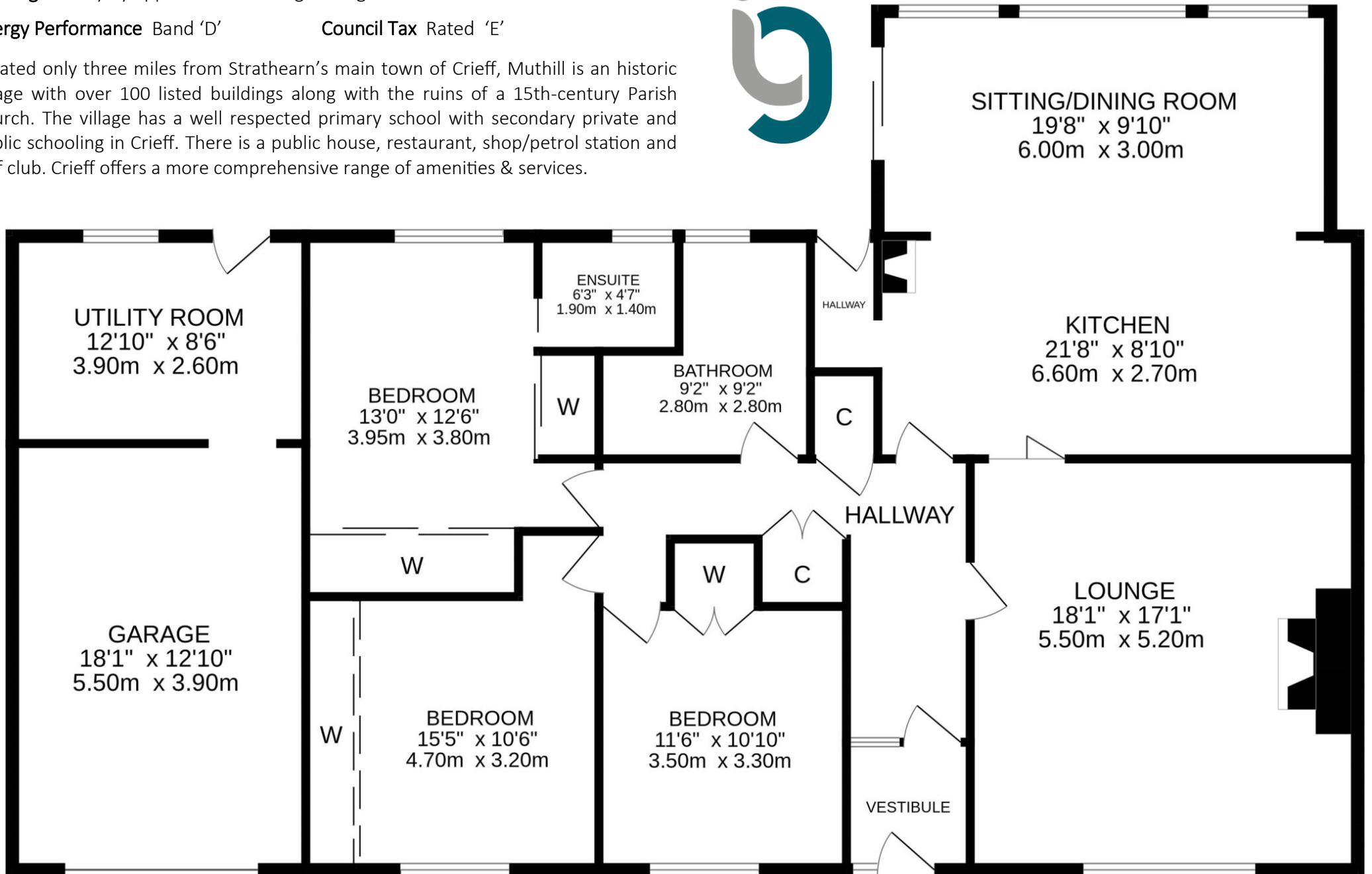
Viewing Strictly by appointment through Irving Geddes W.S.

Energy Performance Band 'D'

Council Tax Rated 'E'



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-century Parish Church. The village has a well respected primary school with secondary private and public schooling in Crieff. There is a public house, restaurant, shop/petrol station and golf club. Crieff offers a more comprehensive range of amenities & services.



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