

ELMBOWER

WARDSIDE, MUTHILL, PERTHSHIRE, PH5 2AS



IrvingGeddes
W.S. • Solicitors • Estate Agents

ELMBOWER, WARSDALE, MUTHILL, PH5 2AS

Irving Geddes are delighted to offer this charming three bedroom semi-detached period villa located in a quiet location within the attractive village of Muthill. The spacious accommodation is set over two floors & comprises on the ground floor; ENTRANCE VESTIBULE, HALL, LOUNGE/DINING ROOM with W.C. off, SITTING ROOM/BEDROOM THREE, KITCHEN & UTILITY ROOM. There is an upper LANDING, BATHROOM & 2 DOUBLE BEDROOMS on the first floor. There are private front & rear gardens, fully enclosed to the front with mature planting & attractive stone walling. There is parking to the side leading to a substantial garage/workshop measuring some 45m², the rear has an area of lawn & gravel, timber shed and mature shrubs. The property is warmed by a solid-wood back boiler, with two wood-burning stoves.

An attractive family home which requires a programme of modernisation/refurbishment, offering huge development potential & enjoying an enviable location in a popular village. Elmbower is likely to have broad appeal and early viewing is advised.

Video Walkthrough <https://my.matterport.com/show/?m=e2oBTx1nRzo>

Viewing Strictly by appointment through Irving Geddes W.S.

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

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







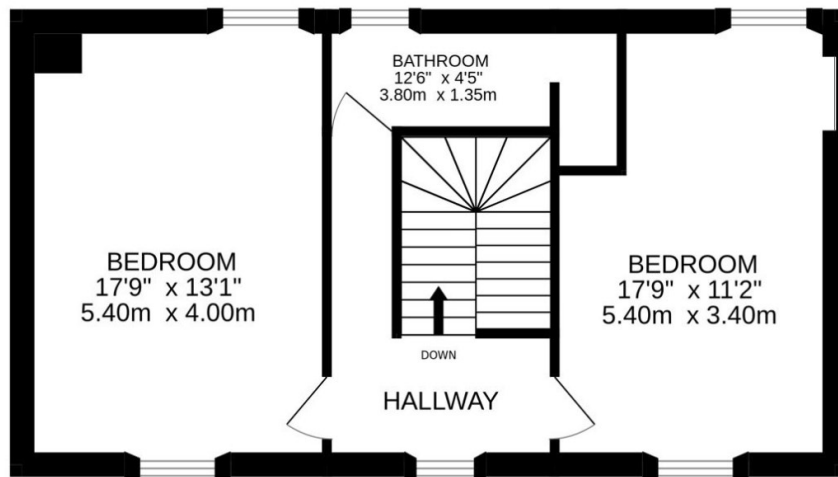




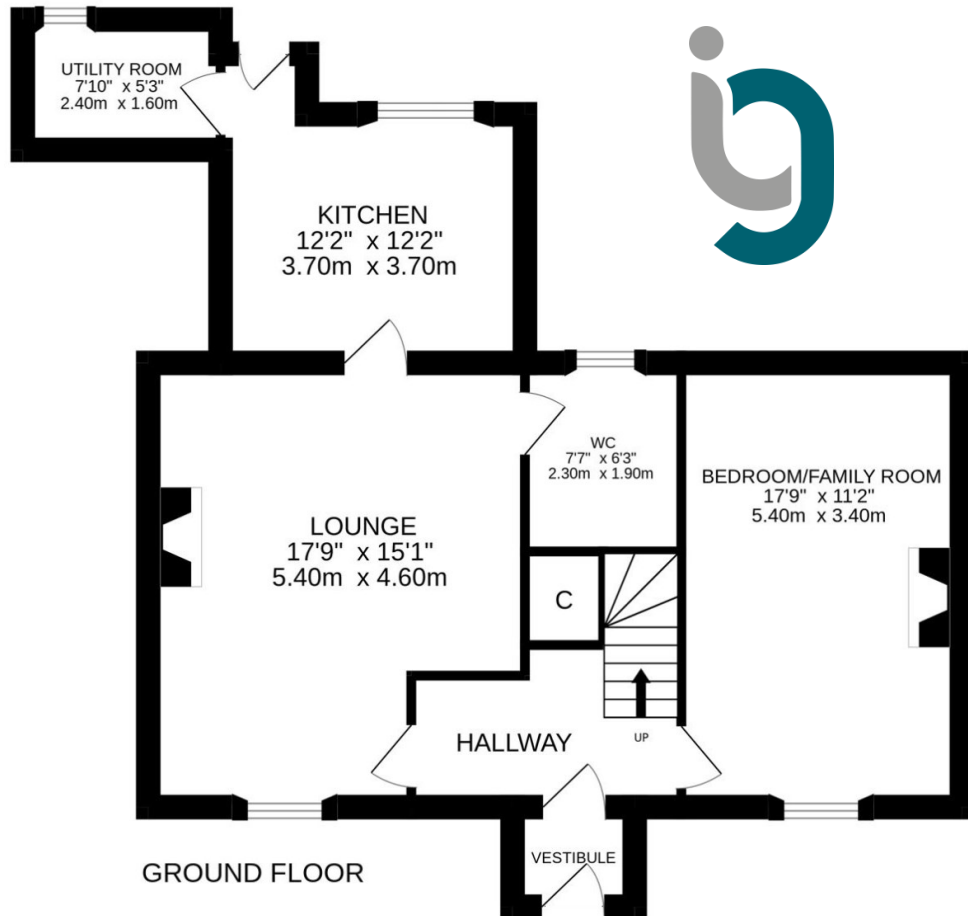
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.







1ST FLOOR



GROUND FLOOR





Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722