

BEECHLEA
STATION ROAD, MUTHILL, PH5 2AR



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A stunning period home located in an established residential area within the popular Perthshire village of Muthill. Beechlea is a beautiful & substantial home presented in true move-in condition & offers considerable period charm. The spacious and versatile accommodation is set over two floors and comprises on the **ground floor**: ENTRANCE VESTIBULE, HALLWAY, LIVING ROOM with log burner, STUDY/SNUG with log burner, DINING ROOM with log burner with bay window opening onto the garden, CLOAKROOM, DINING KITCHEN with Aga, electric oven/grill & hob, CONSERVATORY & UTILITY ROOM with impressive 'Belfast sink' and door to the rear garden. **Mid-landing** comprises; DOUBLE BEDROOM & SHOWER ROOM. The **upper floor** comprises; FOUR DOUBLE BEDROOMS (master with dressing area), FAMILY BATHROOM & hall storage cupboards.

Beechlea is set back from the road and sits within 0.75 of an acre. There is gated access from the front of the property. The front has ample private parking with turning circle, a large area of lawn with mature trees & bordered by a timber fence & hedging. To the side is a large area laid with stone chippings, double garage, potting shed, timber shed and greenhouse with ample parking opposite. The rear garden is laid to lawn with timber shed, log shed, paved patio and 'sitooterie'.

An individual detached Victorian house offering an array of original features and providing a flexible layout. In immaculate condition with double glazed windows, LPG central heating, log burners and completely re-roofed by current owners. A rarely available property located close to all amenities within either nearby Crieff or Auchterarder.

Early viewing is advised for this property, which is likely to be in considerable demand, strictly by appointment through Irving Geddes.

3D Tour <https://my.matterport.com/show/?m=huSm3PY6LUK>

Energy Rating 'F'

Council Tax Band 'G'

Services Mains water, electricity and private drainage.

Location: Located only 3miles 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. There is a well respected primary school, with secondary private & public schooling in Crieff. There is a public house, restaurant, village shop/petrol station and golf club. Crieff offers a comprehensive range of amenities and services. Muthill is a most accessible and charming area of Scotland with swift journeys to the major cities of the Central Belt. Both Edinburgh and Glasgow lie approx. 55 miles distant with mainline railway stations at Dunblane and Gleneagles.





















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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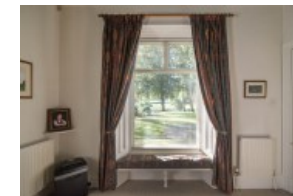
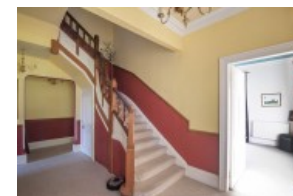
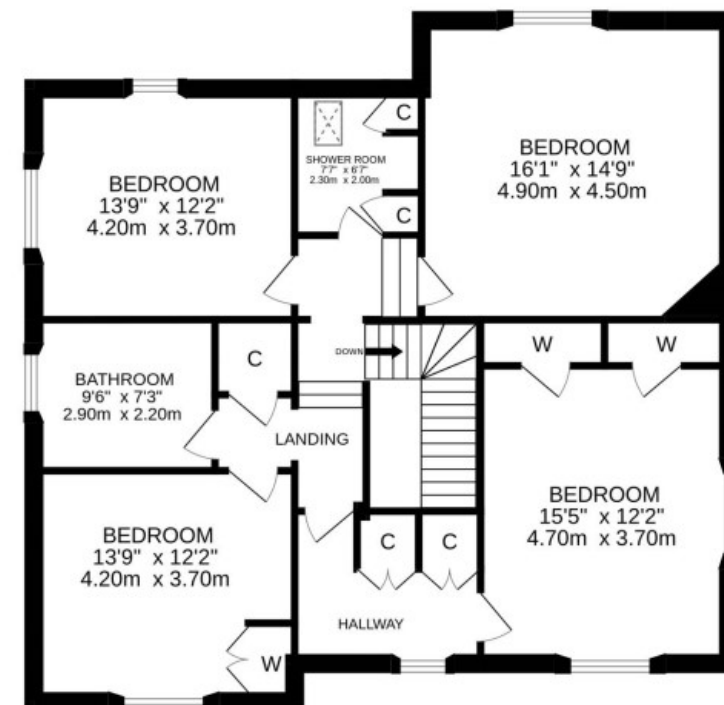


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GROUND FLOOR



1ST FLOOR





Crieff

25 West High Street, PH7 4AU
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Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722