

MACHANY COTTAGE

4 STATION ROAD, MUTHILL, PERTSHIRE,
PH5 2AR



MACHANY COTTAGE, 4 STATION ROAD, MUTHILL, PH5 2AU

Irving Geddes are delighted to offer this very well presented 2 bedroom period cottage located within the attractive Perthshire village of Muthill. The spacious accommodation comprises; Entrance Hallway with underfloor heating, door to Rear Porch & stairs leading to first floor. Large Lounge with log burner, underfloor heating and most pleasant dual aspect views, Fitted Kitchen with underfloor heating & Dining Area. An open staircase from the hallway provides access to Two Attic Bedrooms & Shower Room with underfloor heating. The property is partially double-glazed and warmed by oil heating. A charming property enjoying a popular village location, presented in move-in condition, with fresh décor and benefiting from unrestricted on-street parking. Likely to have broad appeal and early viewing is advised.

3D Tour: <https://my.matterport.com/show/?m=H9unDkdd4F3>

Viewing Strictly by appointment through Irving Geddes W.S.

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

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, 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.





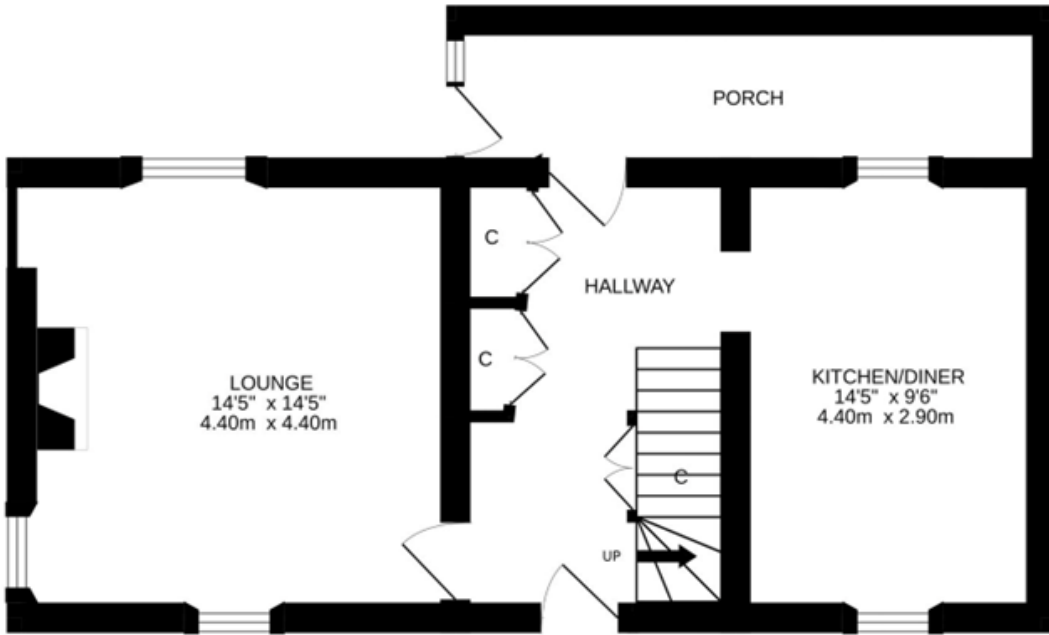




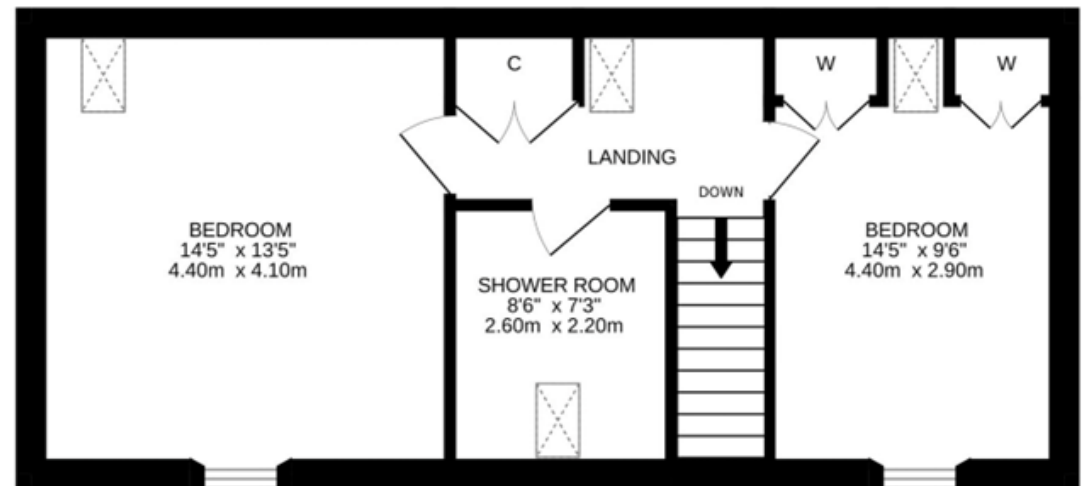




GROUND FLOOR



1ST 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