

11 LINTIBERT TERRACE,
MUTHILL, PH5 2AJ



IrvingGeddes
W.S. • Solicitors • Estate Agents

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An immaculately presented and freshly decorated three bedroom semi-detached cottage enjoying an enviable position within the attractive Perthshire village of Muthill. The well proportioned accommodation over one level comprises; **Vestibule, Hallway, Living Room** with fabulous wood burner, **Fitted Kitchen** with door to **Dining Room/Sitting Room** with French Doors leading onto an area of decking in the rear garden, **3 Double Bedrooms** and fully modernised family **Bathroom**.

Presented in immaculate condition and benefiting from LED lighting, modern double glazing & oil fired central heating (Hive control). A rarely available home, likely to have broad appeal. Early viewing is advised.

Attractive gardens to the front, with an areas of lawn & mature planting. A paviour drive to the front gives access to the South facing rear garden via a timber gate to the side, also offers off-street parking for one vehicle. The private rear garden is again laid to lawn with decked sitting areas and boundaries are formed by new timber fencing. There is a large garden shed with power & light & has been insulated (may be available by separate negotiation), a further garden shed will be included in the sale price. The elevated position also provides a lovely outlook from the front towards Crieff.

Viewing Strictly by appointment through Irving Geddes W.S.

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

3D Tour: <https://my.matterport.com/show/?m=HdE6gBSom8a>











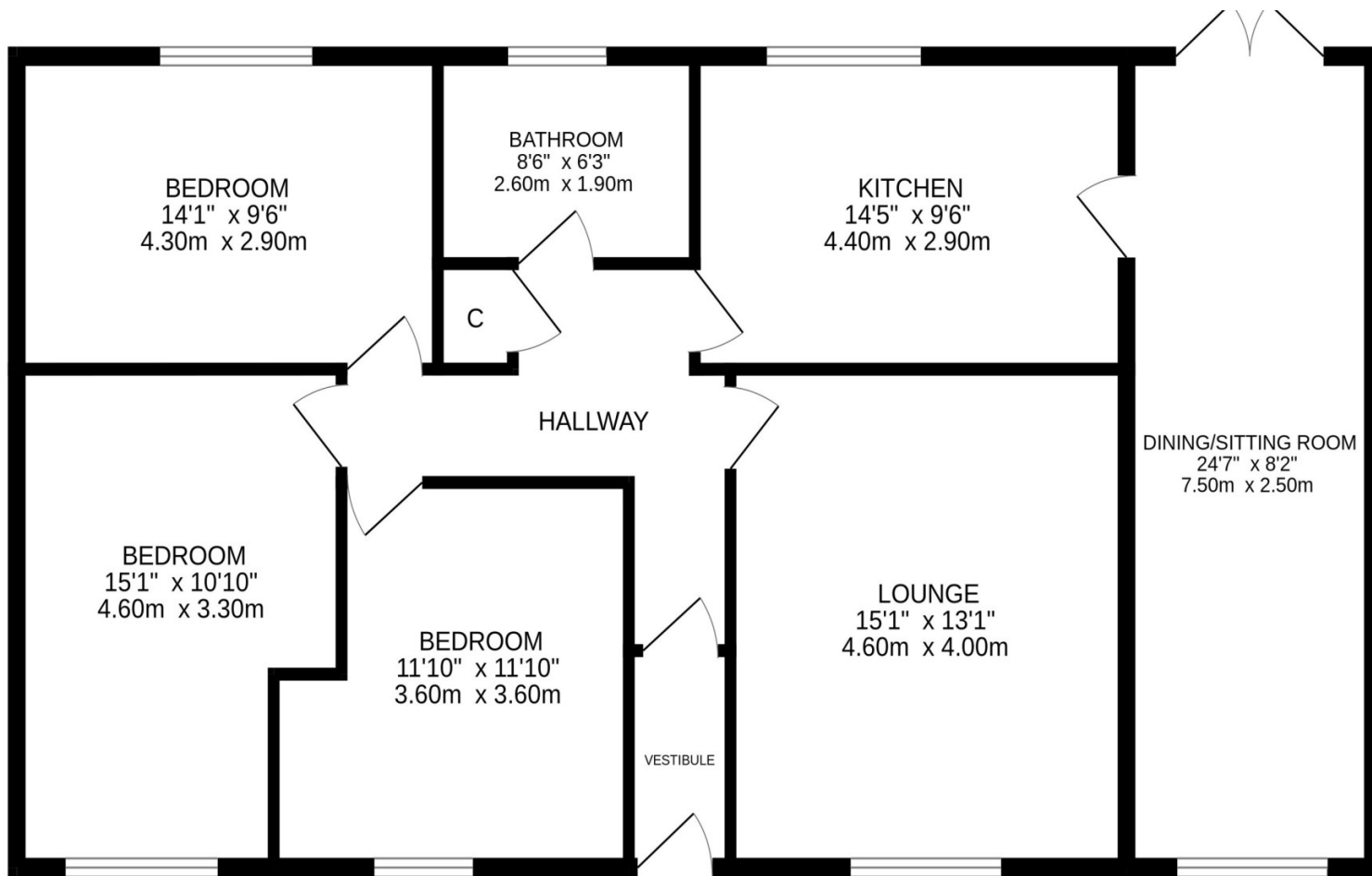












Directions Upon entering the village from Crieff continue along Drummond St, round the corner at the Barley Bree Restaurant onto Willoughby Street. Take a right at Sweeney's Garage and then first on the left into Lintibert Terrace. The property is located on the right.

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.



Thinking of selling?
Call us now for a free valuation for your own property.

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