

# Buy your next home with Next Home

Leading Perthshire Estate Agency

4A Drummond Street, Muthill, Crieff, PH5 2AN

Offers Over £150,000



**NEXT HOME**  
ESTATE & LETTING AGENTS

# About the Area

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Muthill is a pretty village set within the beautiful Perthshire countryside yet is within commuting distance of Stirling, Perth, Glasgow and Edinburgh. The village has a Primary school, nine hole golf course and restaurant.

The town of Crieff lies just three miles away and offers a wide range of shops, Secondary schooling, supermarket, recreation centre and cottage hospital together with the health centre and dental practices.



# Property Summary

Next Home are delighted to bring to the market this immaculately presented 2 bedroom mid-terraced cottage situated in the sought after village of Muthill.

The property is presented in move-in condition and would make an ideal holiday home or for a first time buyer with spacious accommodation set over 2 levels comprising: Open plan kitchen/dining room with a fully fitted 'Wren' kitchen with modern wall and base units with complimentary white quartz worktops, underfloor wifi controlled heating, Beko appliances and space for a dining table, a welcoming lounge with double aspect window to allow natural light to flood the room, electric feature fireplace, 2 double bedrooms are located off the landing with the principal bedroom offering ample room for a variety of freestanding furniture and a modern shower room.

Additionally there is a large attic space that is fully floored ideal for storage.

To the front of the property there is unrestricted on street parking.



# Key property features

- ✓ 2 double bedrooms
- ✓ Ideal holiday home
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Attic space
- ✓ Immaculately presented
- ✓ Wren kitchen
- ✓ Modern shower room
- ✓ Ideal for first time buyers
- ✓ Chain free
- ✓ Wifi controlled electric heating





DSC\_0574







# Property Room sizes

## KITCHEN

15' 7" x 11' 10" (4.75m x 3.61m)

## LOUNGE

14' 2" x 11' 10" (4.32m x 3.61m)

## BEDROOM

16' 2" x 13' 2" (4.93m x 4.01m)

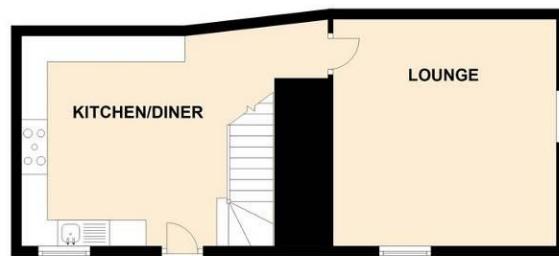
## BEDROOM

11' 10" x 11' 2" (3.61m x 3.4m)

## SHOWER ROOM

7' 2" x 4' 9" (2.18m x 1.45m)

### GROUND FLOOR



### FIRST FLOOR



PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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