

13 QUEENSFERRY ROAD
MUTHILL, PH5 2AQ



IrvingGeddes
W.S. • Solicitors • Estate Agents

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An immaculately presented and freshly decorated two bedroom semi-detached cottage enjoying an enviable position within the popular Perthshire village of Muthill. A property with well-proportioned accommodation set over one level comprises; Large **Living Room** with wood burning stove, beautiful **Open plan fully fitted Kitchen** with extensive wall & base units and integrated appliances, door leading to rear garden, **2 Double Bedrooms** & newly fitted **Shower Room**.

Garden to the front is laid to lawn with mature planting. A driveway to the side of the property offers ample off-street parking with the addition of a single garage. A metal gate gives access to the rear garden which is laid mainly to lawn with a large area of decking and steps down to the lawn. The rear garden boundaries are formed by a mixture of timber fencing & mature hedging. The elevated position provides a lovely outlook from the rear towards Crieff.

Presented in true move-in condition and warmed by double glazing and oil fired central heating. A home likely to have broad appeal, early viewing is advised.

Viewing Strictly by appointment through Irving Geddes W.S.

Energy Performance Band 'E' **Council Tax** Rated 'B'

3D Tour <https://my.matterport.com/show/?m=re2eEZrWHWA>



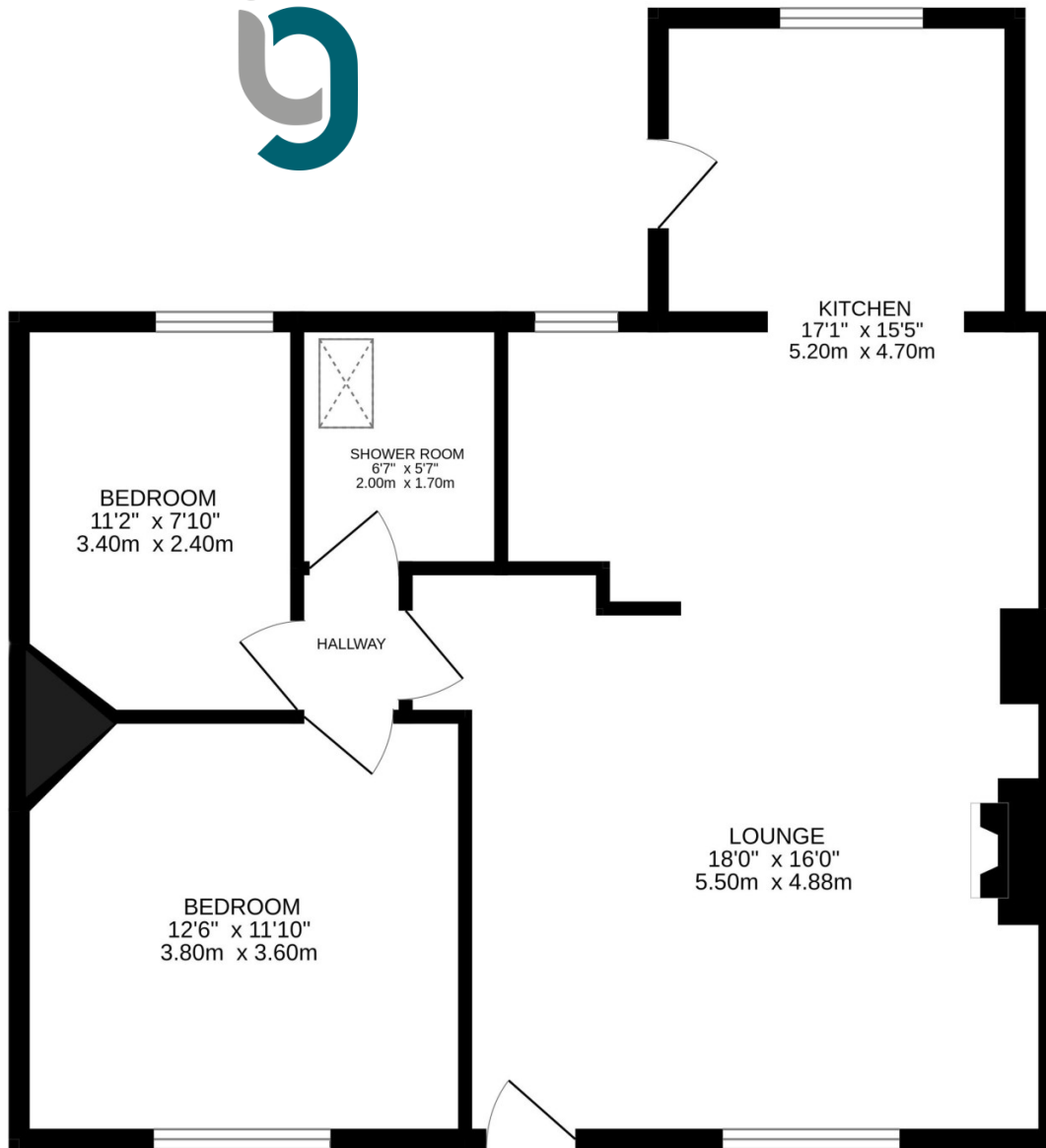












Directions

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 second on the left into Queensferry Road. The property is located on the left.



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



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