

# Buy your next home with Next Home

Leading Perthshire Estate Agency

87 Willoughby Street, Muthill, Crieff, PH5 2AE

Offers Over £135,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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87 Willoughby Street, Muthill, Crieff, PH5 2AE

Many thanks for your interest with 87 Willoughby Street, Muthill, Crieff, PH5 2AE.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are reknown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

# 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.







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signing up to our Hot Buyers lists!

Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next Home are delighted to bring to the market this spacious 2 bedroom self-contained apartment situated in the popular village of Muthill.

The property would be ideal for a first time buyer with well-presented accommodation comprising: Private stairwell, entrance hall that gives access to all rooms on offer and a ramsay ladder allowing access to the large attic space, an open plan living space that boasts ample floor space for a range of free-standing furniture , a well presented kitchen with built in 4 ring hob with extractor hood above and oven/grill beneath and space for a fridge freezer and washing machine, 2 double bedrooms and a 3 piece bathroom suite.

To the rear of the property there is a large communal garden, mainly laid to lawn with mature trees and hedging.

There is also a driveway providing off-street parking and a garage/store is located beyond the bottom of the garden.

Gas central heating.



# Key property features

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- ✓ 2 bedrooms
- ✓ Fully floored attic
- ✓ Spacious apartment
- ✓ Large gardens
- ✓ Popular residential
- ✓ Ideal for first time buyers
- ✓ Well presented
- ✓ Open plan living
- ✓ Self-contained apartment
- ✓ Gas central heating













DSC\_0899

DSC\_0901









# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

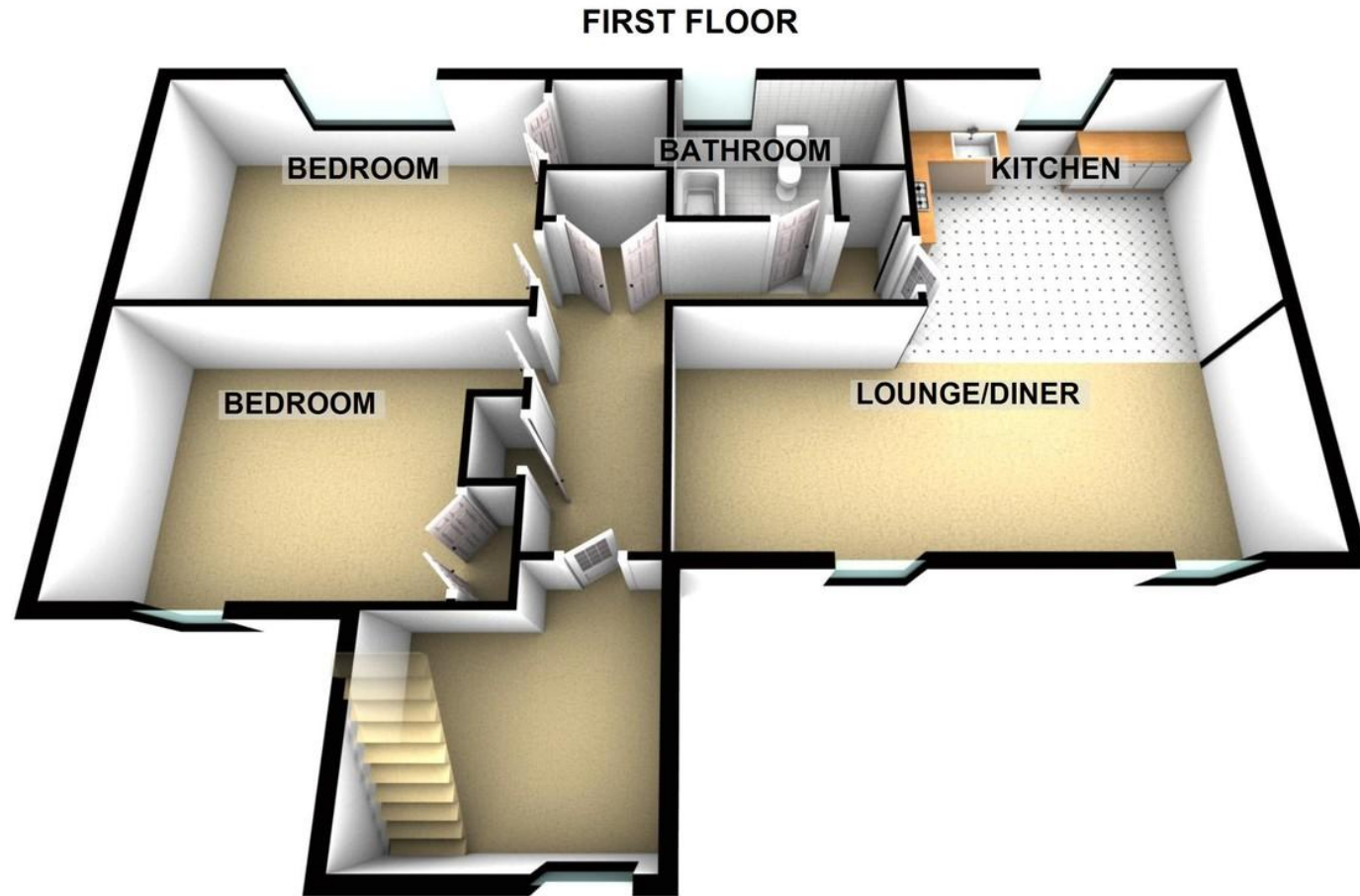


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# Floorplans

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# Property Room sizes

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**HALL**

**OPEN PLAN LIVING**

*22' x 20' 4" (6.71m x 6.2m)*

**BEDROOM**

*12' 6" x 10' 2" (3.81m x 3.1m)*

**BEDROOM**

*12' 6" x 9' 7" (3.81m x 2.92m)*

**BATHROOM**

*8' 8" x 6' 4" (2.64m x 1.93m)*

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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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

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

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