



Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Wardside, Muthill, Crieff, PH5 2AS

Offers Over £185,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

8 Wardside, Muthill, Crieff, PH5 2AS

Many thanks for your interest with 8 Wardside, Muthill, Crieff, PH5 2AS.

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 renowned 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.

About the Area

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 recently renovated 3 bedroom semi-detached bungalow situated in the sought after village of Muthill.

The property would be ideal for a host of buyers with spacious accommodation set over 1 level comprising: Vestibule, entrance hall with built in storage, spacious lounge with ample room for a variety of furniture, modern kitchen, 3 double bedrooms with built in storage and tastefully decorated shower room.

The property sits on a generous sized plot with off-street parking or multiple vehicles provided by a driveway.

There are large lawns to the front and back and a large decking area which provides ample room for outdoor dining table chairs. Additionally there is a summer house included in the sale.

Wet electric heating and double glazing throughout.

Additionally there is a large summer house included in the sale.



Key property features

- ✓ 3 bedrooms
- ✓ New double glazing
- ✓ New heating system
- ✓ New shower room
- ✓ New Kitchen
- ✓ Popular residential area
- ✓ Large plot
- ✓ Summer house
- ✓ Quiet location
- ✓ Move-in condition









Have a property to sell?

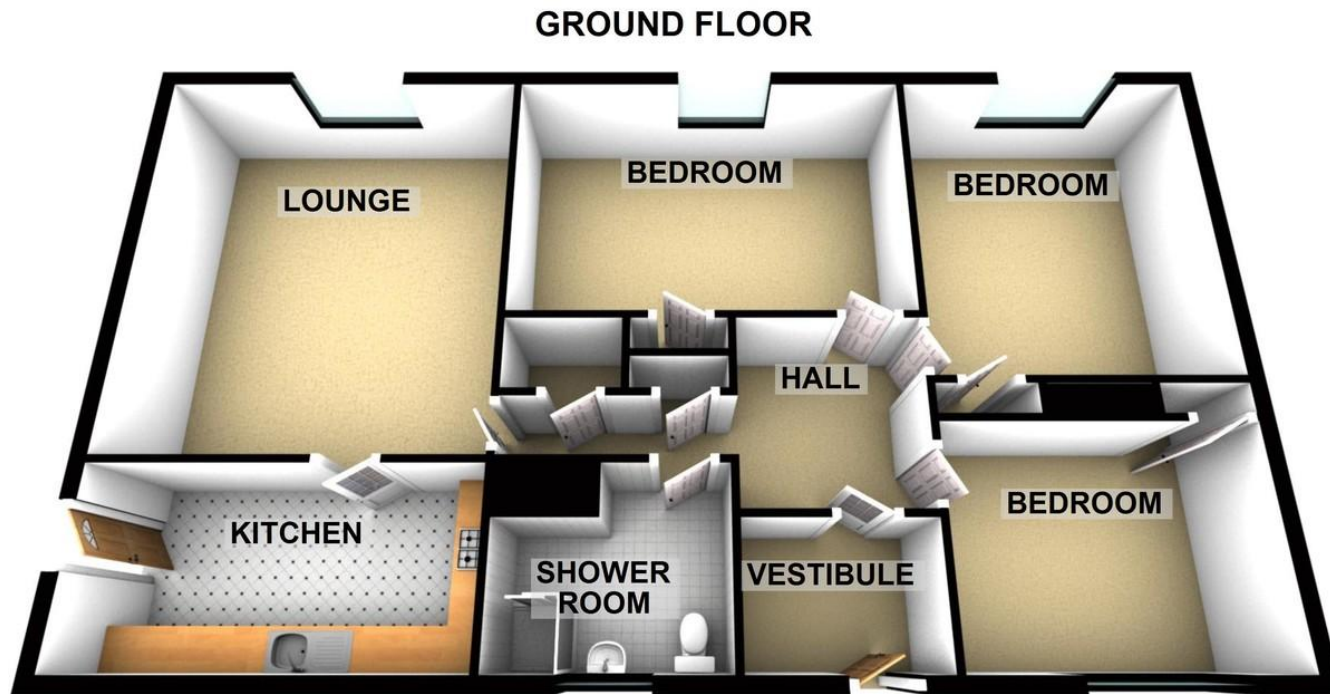
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

HALL

LOUNGE

17' 6" x 12' (5.33m x 3.66m)

KITCHEN

10' 2" x 8' 2" (3.1m x 2.49m)

BEDROOM

12' 6" x 11' 5" (3.81m x 3.48m)

BEDROOM

11' 5" x 10' 3" (3.48m x 3.12m)

BEDROOM

11' 8" x 9' 8" (3.56m x 2.95m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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