



IVYDALE, 43 WILLOUGHBY STREET  
MUTHILL, PERTSHIRE, PH5 2AB



Irving Geddes are delighted to offer this spacious three bedroom semi-detached property within the popular Perthshire village of Muthill. The property is offered in true move-in condition. It has recently been redecorated and carpeted throughout. A spacious layout comprises; main door access into an open plan LOUNGE/KITCHEN area with wood burning stove, large range cooker, American style fridge freezer & ample floor and wall units. Stairs lead to UPPER LANDING with storage, THREE DOUBLE BEDROOMS and BATHROOM with shower over bath.

There is unrestricted parking to the front, with large enclosed garden adjacent to Muthill Hall which is accessed by a small pathway to the left side of the property.

A most attractive home, located in a charming Perthshire village. A property likely to have broad appeal and early viewing is advised.

Located only three miles from Strathearn's main town of Crieff, Muthill is an historic village with over 100 listed buildings, along with the ruins of a 15th Cent Parish Church. The village has a well respected primary school with secondary private & public schooling in Crieff. There is a public house, restaurant, village shop/petrol station and golf club. Crieff offers a more comprehensive range of amenities and services.

**Video Walkthrough** <https://my.matterport.com/show/?m=ghNZ72EwggV>

**Viewing** Strictly by appointment through Irving Geddes W.S.

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















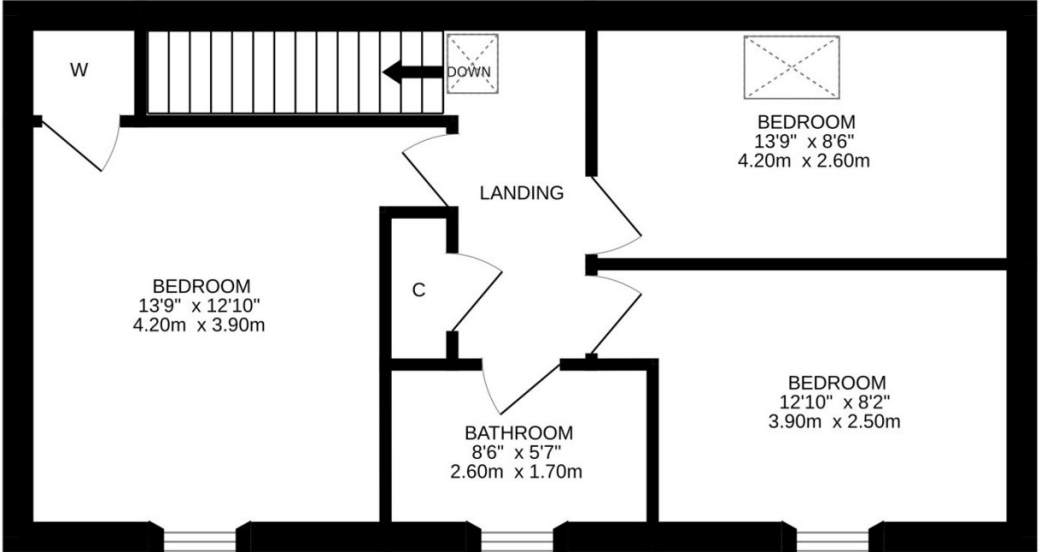
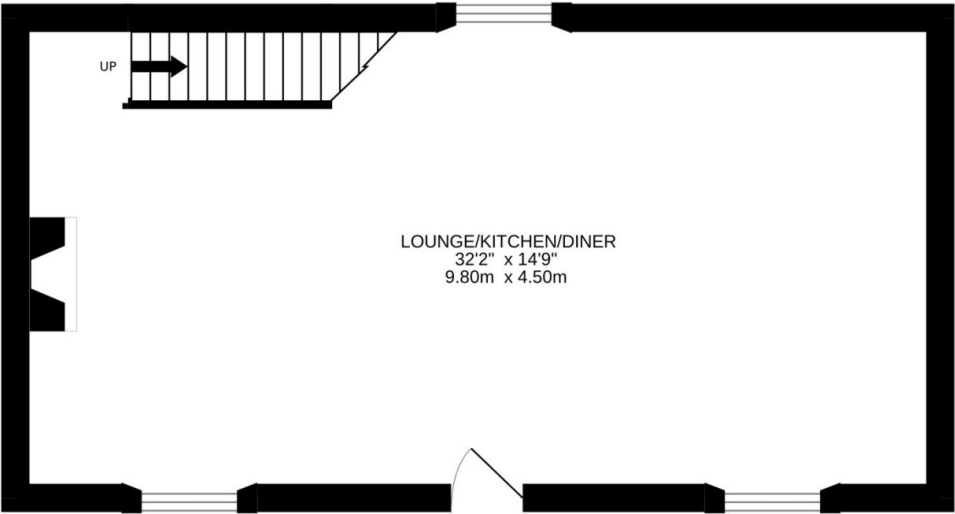








GROUND FLOOR



These particulars are believed to be correct, but their accuracy is not





**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
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