



8 QUEENSFERRY ROAD,
MUTHILL, PH15 2AQ

8 QUEENSFERRY ROAD, MUTHILL, PH5 2AQ

Irving Geddes are delighted to bring this two bedroom semi-detached cottage to the market, enjoying an elevated position within the popular Perthshire village of Muthill. A property with well-proportioned accommodation set over one level. This property requires renovation throughout, but offers a fine opportunity for a purchaser to place their own design ideas upon, with lots of scope to extend (subject to the necessary planning applications).

Accommodation comprises; **Entrance Porch, Hallway, Living Room** with lovely views across to Crieff, **Fitted Kitchen** with door leading to rear garden, **2 Double Bedrooms & Bathroom**.

Garden to the front requires attention (previously a rose garden). A stone chipped driveway to the side of the property offers off-street parking with additional unrestricted on street parking to the front. A chipped pathway gives access to the south facing rear garden which is laid mainly to lawn with uninterrupted views over fields. The rear garden boasts a handy storage timber outbuilding/ workshop with garden boundaries being formed by a mixture of timber & wire fencing.

Presented in 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=v1VDkZserok>

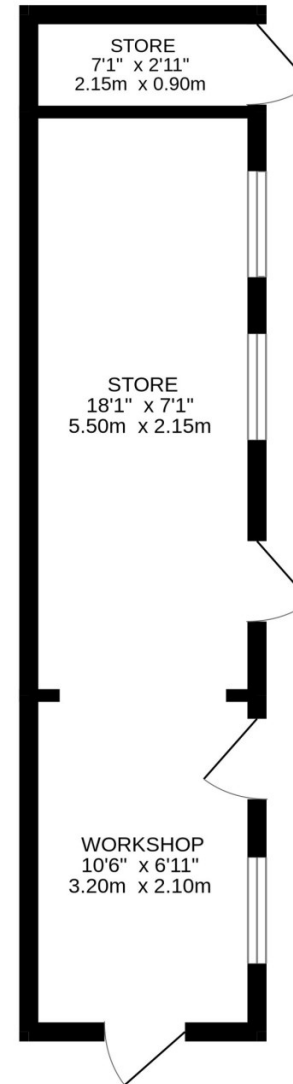
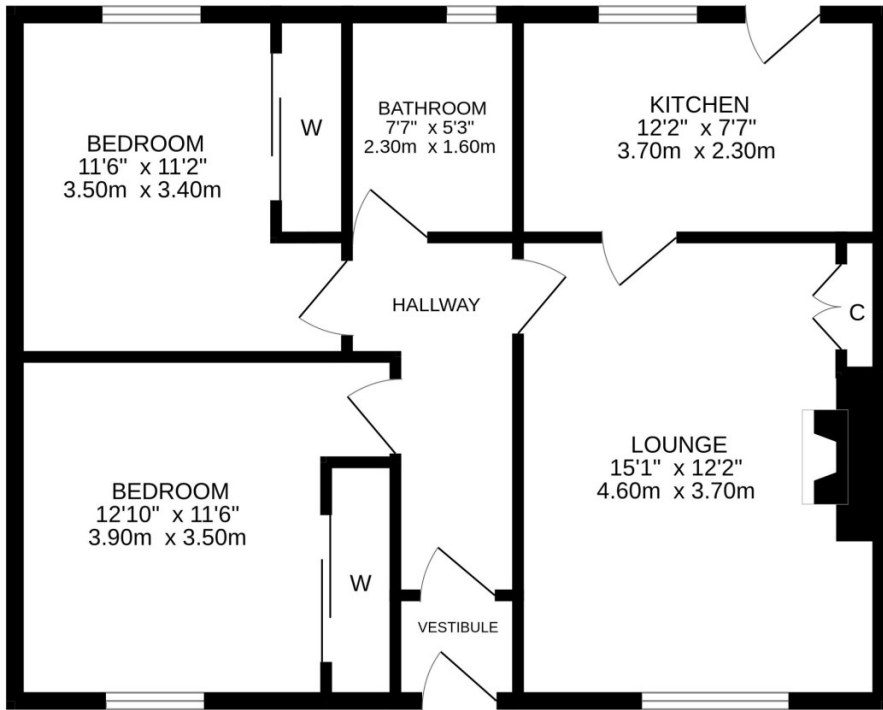












Directions

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 right.

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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