

4A DRUMMOND STREET
MUTHILL, PH5 2AN



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A refurbished charming two bedroom mid terrace cottage located within the attractive Perthshire village of Muthill. Situated close to local amenities and dating from the 18th century, the property is in true move-in condition, having been fully modernised. Well proportioned accommodation set over two floors, comprising on the ground floor; BREAKFASTING KITCHEN & LOUNGE. There are two double BEDROOMS and luxury SHOWER ROOM on the upper floor. Externally the property has unrestricted parking to the front. An extremely well presented & deceptively spacious home with double-glazed sash and case windows, Haverland RCTT designer electric radiators, integrated appliances and large floored attic. Likely to have broad appeal, suiting a variety of purchasers, early viewing is strongly advised.

Kitchen

Main door access into a beautiful contemporary kitchen. Fitted in October 2018, with integrated dishwasher, washer/dryer, fridge/freezer and Stoves Sterling range cooker. A range of wall and base units with quartz worktops, Belfast sink and underfloor heating. Attractive open staircase with storage beneath. Space for table and chairs, (Please note that the table & chairs are available to purchase).

Lounge

Good-sized and bright lounge with dual aspect. Ample space for living and occasional furniture.

Upper landing Providing access to all upper rooms, with built in shelf and hatch with pull down ladder leading to large fully-floored attic space.

Bedroom One

Large double bedroom with dual aspect, located to the rear. Built in dressing area and shelving.

Bedroom Two

Attractive double bedroom with dual aspect, located to the front. The triple wardrobe, bedside cabinets & chest of drawers are new and available to purchase.

Shower Room

Luxury shower room fitted in 2019. Large walk-in shower cubicle, contemporary suite with square WC and wash hand basin with vanity unit.

Video Walkthrough <https://youtu.be/FVE-M-E5mes>

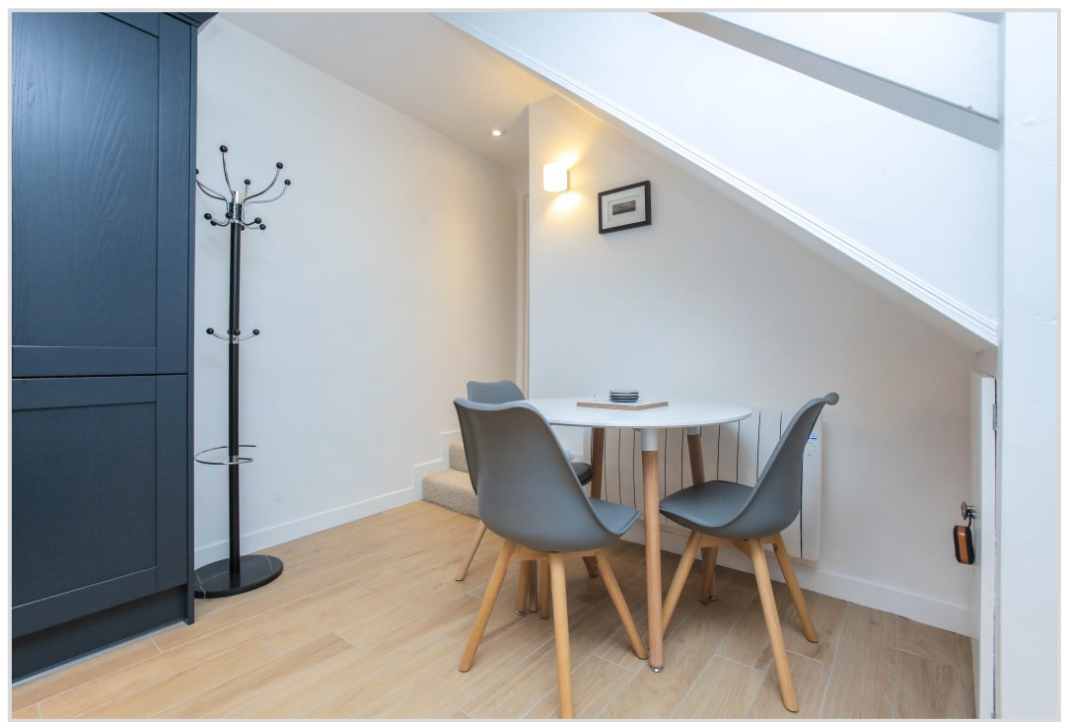
Energy Performance Rated 'D' **Offers Over** £140,000

Viewing Strictly by appointment through Irving Geddes - 01764 653771.







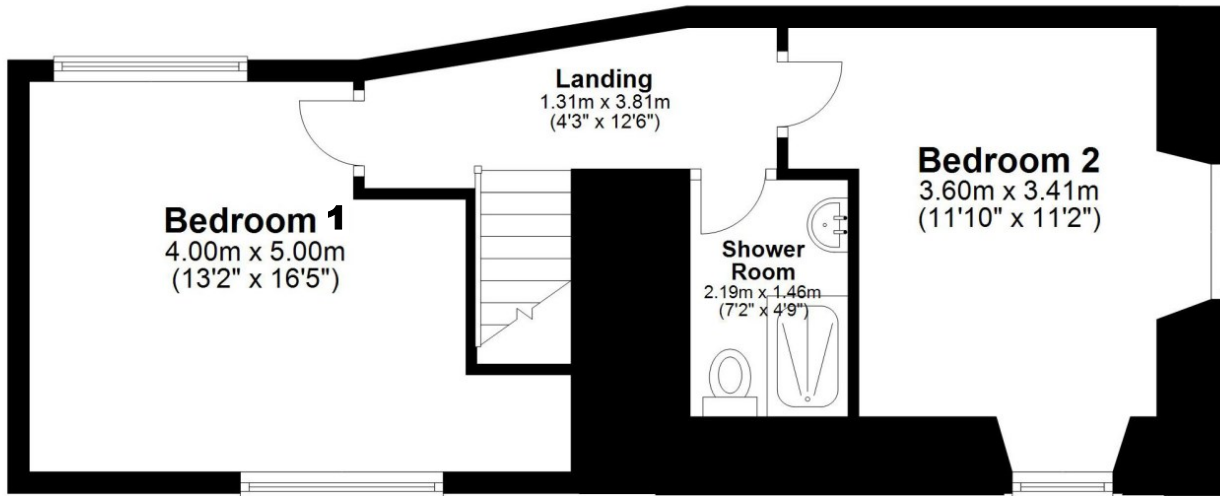


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. They are provided as a general guide and may be subject to change. All measurements are approximate only.



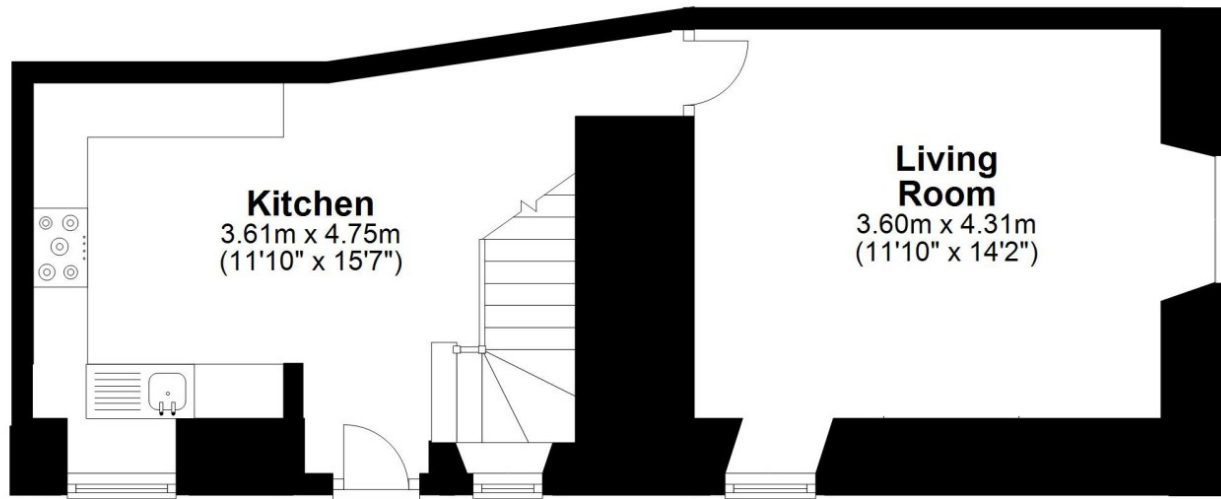
First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



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