

**GREENBRAE EAST,**  
**PITKELLONY STREET, MUTHILL, PH5 2AF**  
**GUIDE PRICE £190,000**





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An immaculately presented 2 bedroom semi-detached 'C' listed cottage situated within the attractive conservation Perthshire village of Muthill. Greenbrae East has been modernised to an exacting standard and fitted with new double glazing and oil fired boiler. The well proportioned accommodation set over 2 levels comprises; Entrance Hall, Sitting/ Dining Room, Kitchen, Bathroom, Rear Hall giving access to side and rear gardens. The upper level comprises; 2 Bedrooms and Shower Room.

Greenbrae East is presented in true move-in condition and is warmed by Oil Fired Central Heating & boasts a Wood Burning Stove in the lounge.

External:

The property enjoys good sized tiered garden grounds to the rear with areas of lawn, raised planted borders & seating areas. A large summer house with power & light, timber shed & wood store are included. Ample on-street parking is located to the front.

Muthill is within commuting distance of Stirling, Perth, Glasgow and Edinburgh. The village has a Primary School, Post Office/Shop & Restaurant. Crieff lies just 3mls away and offers primary and secondary schooling, shops, restaurants, supermarket, Doctor Surgery, Dental practices and much more...

An attractive, rarely available home which is likely to have broad appeal. Early viewing is highly recommended as Greenbrae East would make an excellent first time buy/investment or holiday property.

**Video Link:** <https://youtu.be/c805NcaORjA>

**Viewing** Strictly by appointment through Irving Geddes W.S.  
01764 653771/670325

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

**Directions** Upon entering the village from Crieff continue along Drummond Street, round the corner at the Barley Bree Restaurant onto Willoughby Street. Take a right at Sweeney's Garage and then first left into Pitkellony Street. The property is located on the right.









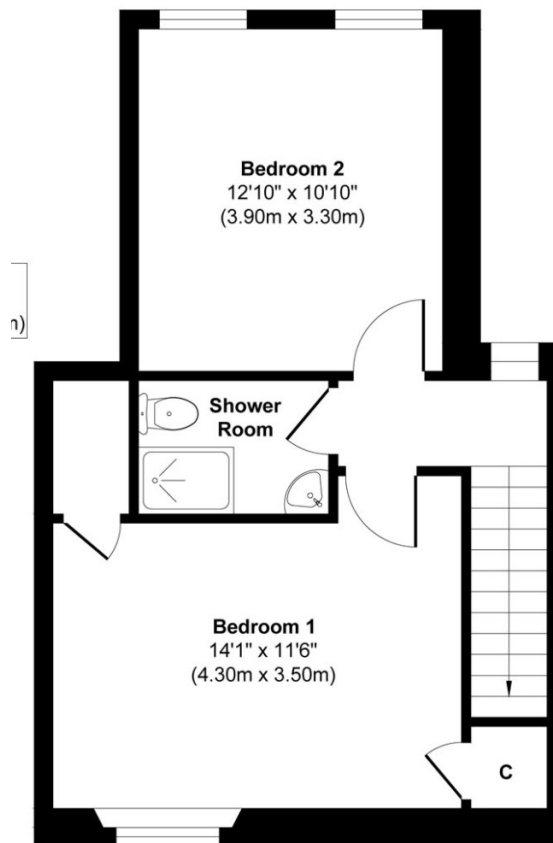
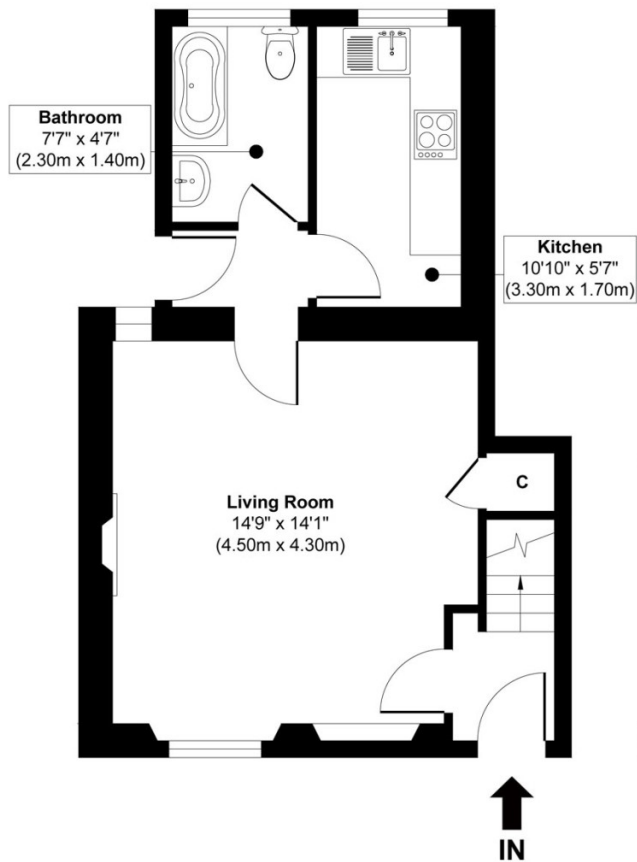


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.









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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