

36 WARD ROAD, MUTHILL, PH5 2AT

OFFERS OVER £150,000



LivingGeddes

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## 36 WARD ROAD, MUTHILL, PH5 2AT

Irving Geddes are delighted to offer this very well presented 2 bedroom end-terrace cottage enjoying an enviable position within the attractive Perthshire village of Muthill. Recently upgraded, the accommodation comprises; entrance HALL with study recess, large LOUNGE, central HALL with storage and hatch to attic, 2 DOUBLE BEDROOMS, breakfasting KITCHEN and SHOWER ROOM.

Externally the property enjoys attractive private front and rear gardens & a private drive. The front has an array of mature planting, paved drive and paths. There is a large area of to the side with planted border, seating areas & external store housing the boiler. A greenhouse, timber summerhouse/workshop (with power & lighting) and paved patio is set to the rear, which boasts a most pleasant aspect over open countryside.

Presented in move-in condition and benefiting from double glazing throughout, oil central heating (boiler fitted in 2017 with new oil tank in 2020) & unrestricted off-street parking. A most attractive home enjoying a quiet residential area and likely to have broad appeal.

Video Walkthrough <https://youtu.be/srJcENLAotE>

Only 3 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 Century Parish Church. The village has a well respected primary school with secondary private & public schooling in Crieff. There is a public house, 2 restaurants, village shop/post office and golf club. Crieff itself offers a comprehensive range of amenities.

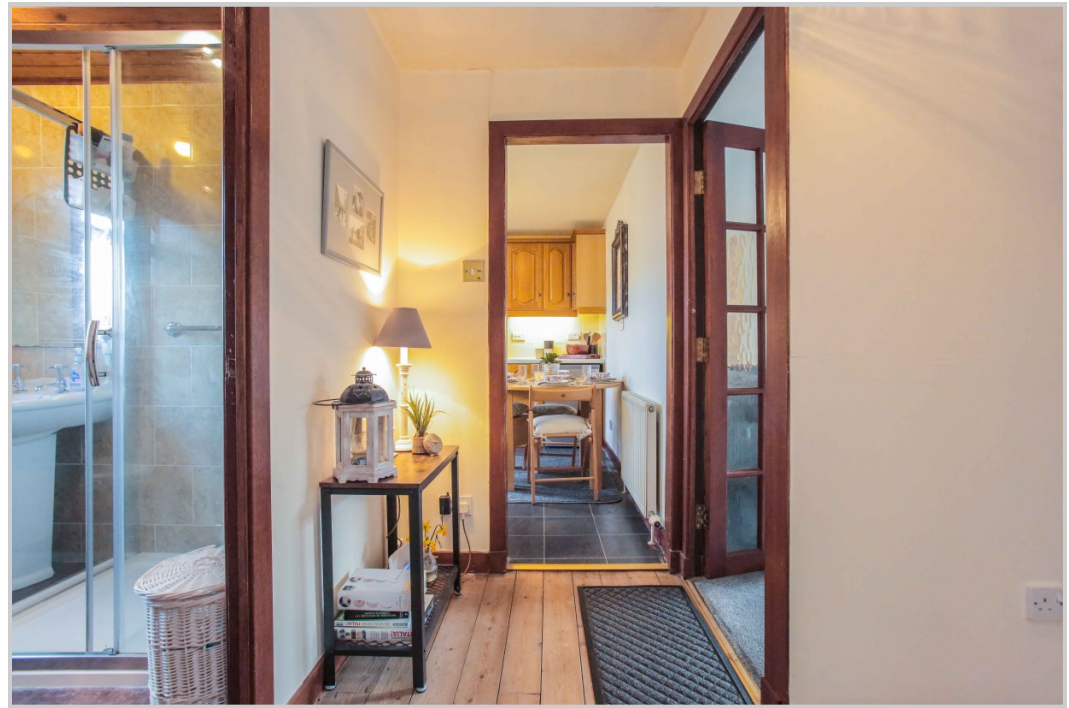




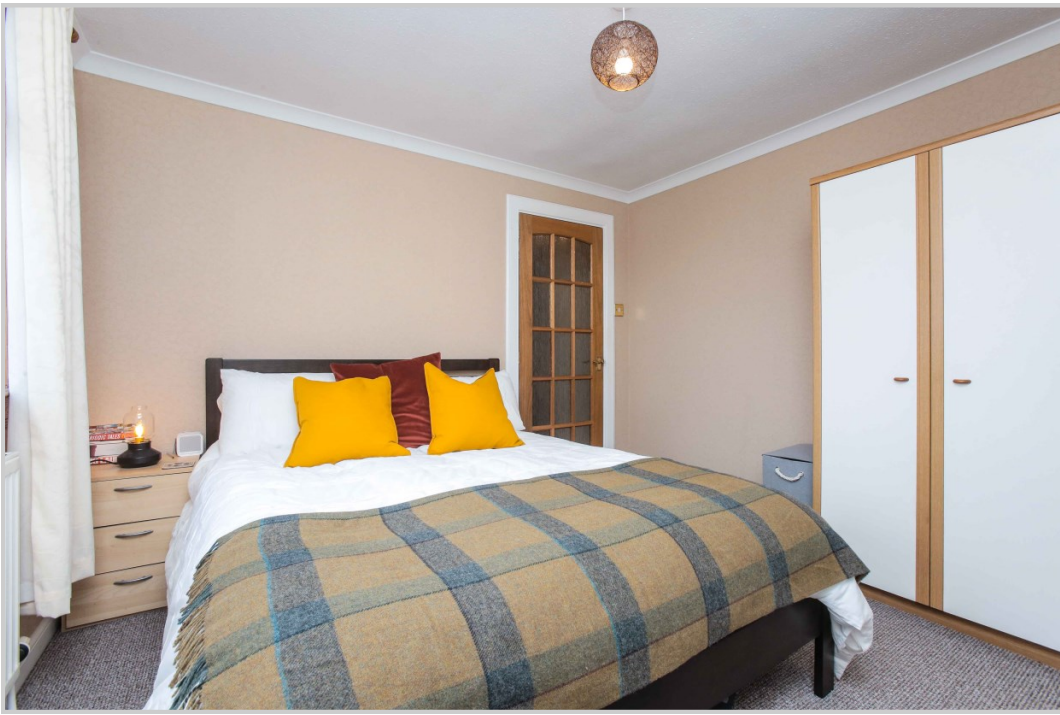


These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. All measurements are approximate only.

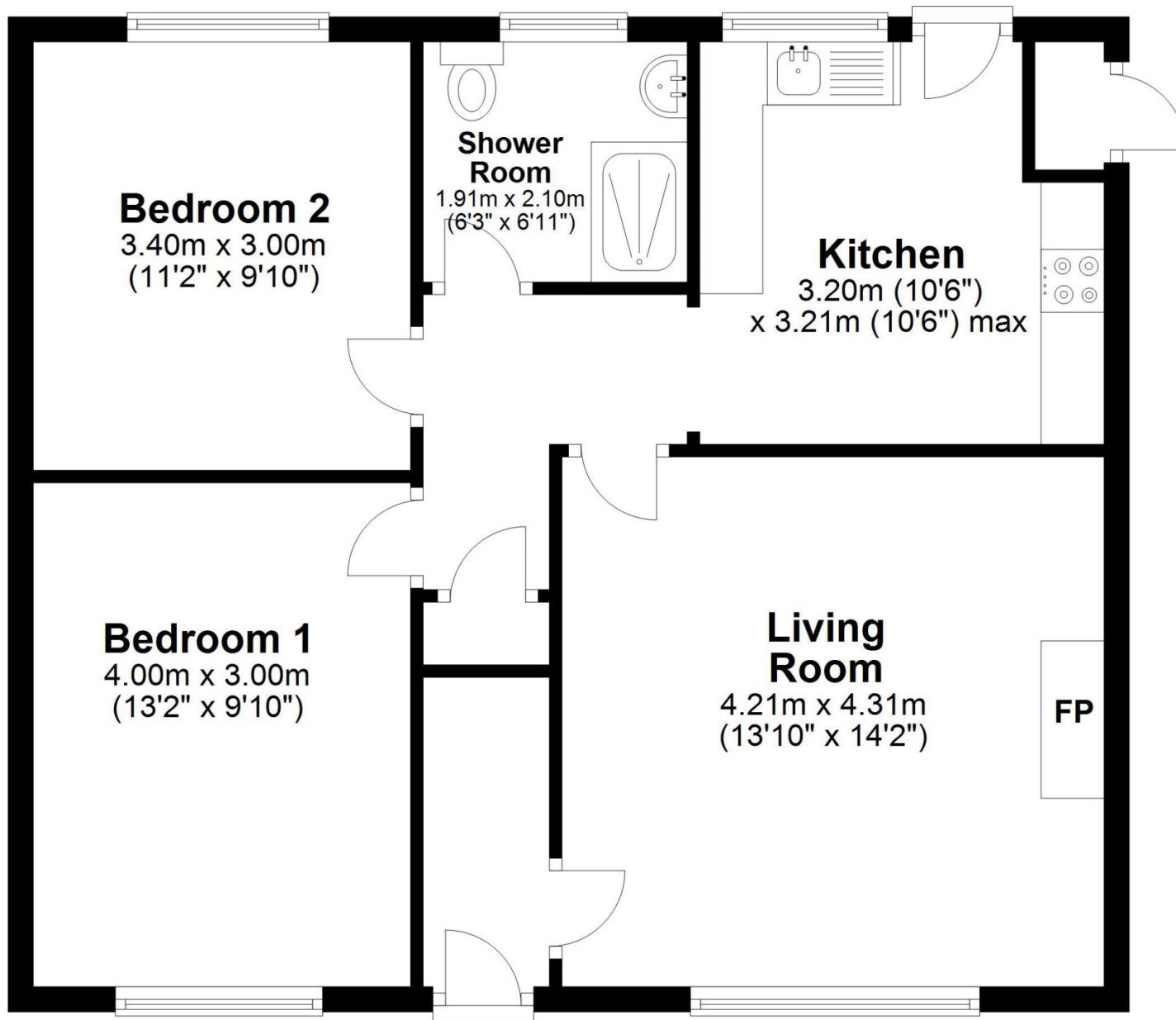












Energy Performance Rated 'D' for efficiency Council Tax Band 'B' Viewing Strictly by appointment.

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