

# MUTHILL RECREATIONAL HALL

WILLOUGHBY STREET, MUTHILL, PH5 2AB

OFFERS OVER £90,000



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents



## HALL, WILLOUGHBY STREET, MUTHILL, PH5 2AB

Irving Geddes are delighted to offer for this sale this unique development opportunity located in the heart of the sought-after Perthshire village of Muthill. Formally an Episcopal School, the hall was gifted in 1923 to village trustees for the benefit of the Muthill Recreational Club, & more recently was used by the Carpet Bowling Club.

The hall sits within a clearly defined site rectangular in shape, measuring c.135ft x 35ft. The hall itself comprises; entrance lobby, small W.C. & large main area measuring internally c.40ft x 18ft. The level site is laid to lawn with unrestricted on-street parking & an open outlook to the rear.

We understand that a pre-application for change of use was submitted to the planning department, which received a favourable response. Naturally, interested parties will need to satisfy themselves in this regard and also in terms of lending, as this is likely to be limited.

A rare opportunity to renovate an individual property, set within an established residential area of the attractive Perthshire village of Muthill, itself situated only two miles from Strathearn's principal town of Crieff. Muthill itself is a popular, charming small village with a shop, garage, public house, restaurant/hotel, café & well-respected primary school.

**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.

**N.B.** Classed as a commercial building - rateable value £2,100 per annum.







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.





**Crieff**

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Tel: 01764 653771

**Comrie**

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**

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