

11 Queensferry Road

Muthill, PH5 2AQ

Offers Over £210,000



## 11 Queensferry Road, Muthill, PH5 2AQ

An immaculately presented and freshly decorated two bedroom semi-detached cottage enjoying an enviable position within the popular Perthshire village of Muthill. A property with well-proportioned accommodation over one level comprises; **Entrance Hall, Living Room, Open plan Kitchen with Dining Area, Utility area, Conservatory** with door to garden, **2 Double Bedrooms & Bathroom**.

Attractive gardens to the front, with an area of lawn and mature planting. A stone chipped drive to the side of the property with timber gate offers ample off-street parking. The rear is again laid mainly to lawn with flower beds & slabbed patio areas. There is a large store with power/light & has been lined with plasterboard and with the necessary permissions, could be converted to ancillary accommodation. A further garden shed is located to the rear of this. The boundaries are formed in a mixture of stone walls, timber fencing & mature hedging. The elevated position also provides a lovely outlook from the rear towards Crieff.

Presented in true move-in condition and benefiting from modern double glazing and oil fired central heating. A rarely available home, likely to have broad appeal. Early viewing advised.

**Viewing** Strictly by appointment through Irving Geddes W.S.

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

**Video tour** <https://my.matterport.com/show/?m=CunxeFUs8hM>





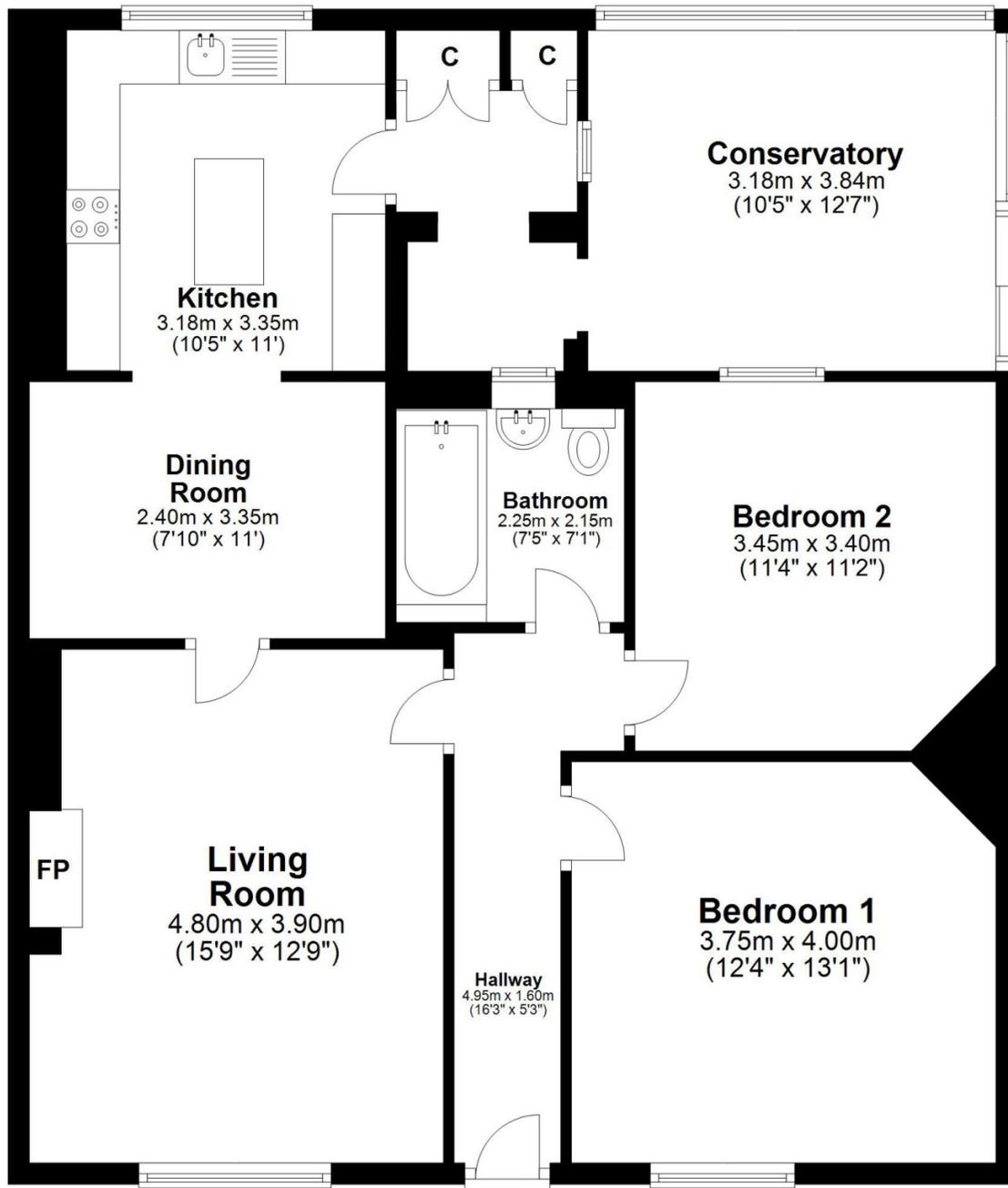












### Directions

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 left.



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