

39 WILLOUGHBY STREET
MUTHILL, PERTSHIRE, PH5 2AB



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes W.S. are delighted to offer for sale this exceptional conversion of an historic building enjoying a central yet private location within the attractive village of Muthill. A former recreational hall gifted to the village for use by servicemen returning from WW1, the detached dwelling is set back from the road benefiting from countryside views to the rear. Immaculately presented with a well-conceived layout & superior fixtures/fittings, the spacious accommodation comprises on the ground floor; bespoke DINING KITCHEN with central island and door to UTILITY ROOM, open to a stunning LOUNGE/FAMILY ROOM with vaulted ceiling & doors to decked terrace, with full-height windows maximising the beautiful outlook. There is a central HALL & TWO BEDROOMS, one with STUDY/DRESSING ROOM off, and contemporary SHOWER ROOM. There are 2 further BEDROOMS & BATHROOM on the upper floor, the master with EN-SUITE SHOWER ROOM. The property is fully double-glazed and warmed by air-source heat pump to underfloor heating on the ground floor and radiators on the upper floor.

Attractive easily maintained private grounds surround the property with an area of off-street mono-block parking and gravel to the front. A paved path leads to a fully enclosed lawn and onto the main door at the side of the property and onto the large decked patio to the rear. Gravel paths lie to the front and side, with attractive fencing and wall border.

A stunning energy-efficient family home set within a popular Perthshire village, renovated to a high standard. A characterful dwelling with a charming provenance, and early viewing is advised.

Located 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 Cent. Parish Church. There is a well respected primary school, with secondary private & public schooling in Crieff. There is a public house, restaurant, village shop/petrol station and golf club. Crieff offers a comprehensive range of amenities and services.









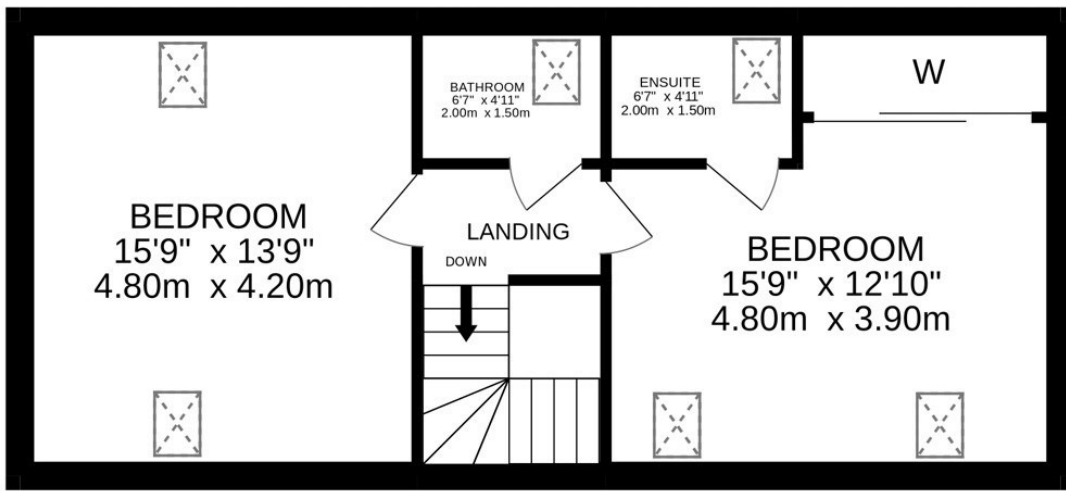




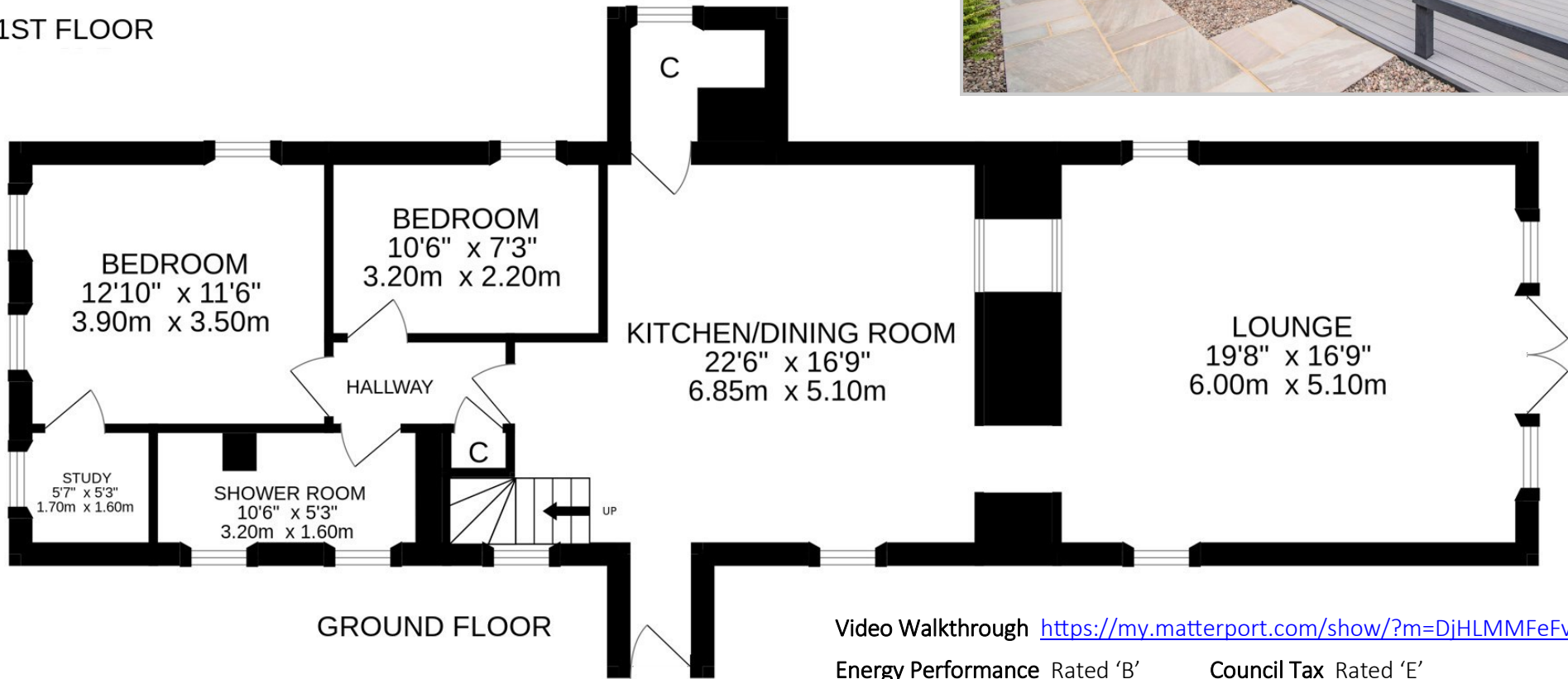








1ST FLOOR



Video Walkthrough <https://my.matterport.com/show/?m=DjHLMMFeFvM>

Energy Performance Rated 'B' Council Tax Rated 'E'

Services Mains water, electric and drainage.

Viewing Strictly by appointment through Irving Geddes W.S.

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
25 West High Street, PH7 4AU
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Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722