

BIRCH COTTAGE, PITKELLONY STREET,
MUTHILL, PH5 2AF



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Irving Geddes are delighted to offer for sale this period cottage c.1850. This three bedroom semi detached property enjoys a very central location within the attractive conservation Perthshire village of Muthill. Birch Cottage is a property rare to the market and whilst requiring full refurbishment, it offers considerable development potential.

The well proportioned accommodation set over two floors comprises;

ENTRANCE HALL with under stair storage, spacious **LOUNGE, DINING ROOM, KITCHEN** with door to rear garden, **BATHROOM** with shower cubicle.

Upper floor comprises; **LANDING** with large storage cupboard, Two Double **BEDROOMS**, one Single **BEDROOM/STUDY** . The property is warmed by storage & panel heaters.

The property is pavement line to the front and has a shared access drive/path leading along the gable end, giving access to the rear garden area which can also be accessed via the kitchen door. There are steps leading up to the rear garden area which is laid to grass, albeit overgrown currently. There is a large garage to the side. Boundaries are formed by stone walls and timber fencing. Unrestricted on street parking is available to the front.

Likely to have broad appeal the property enjoys an excellent location within easy walking distance to the town centre amenities.

Energy Performance Rated 'F'

Council Tax Band 'D'

3D Tour: <https://my.matterport.com/show/?m=U7PEMfh3PoW>

Viewing strictly by appointment through Irving Geddes - 01764 653771

The property enjoys good sized private garden grounds to the rear and ample on-street parking to the front. Muthill is within commuting distance of Stirling, Perth, Glasgow and Edinburgh. The village has a Primary School, Petrol Station/ Shop & Restaurant. Crieff lies just 3mils away and offers primary and secondary schooling, shops, restaurants, super-market, Doctor Surgery, Dental practices and much more...



Irving Geddes
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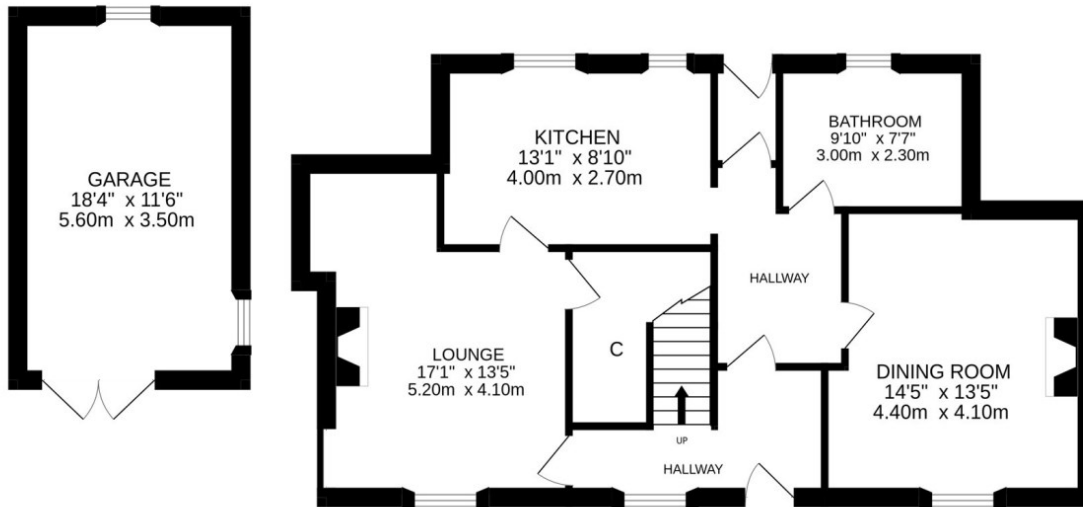




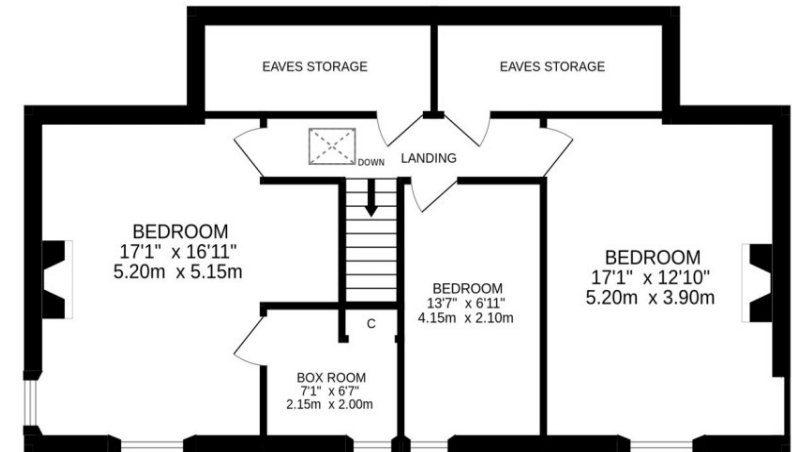




GROUND FLOOR



1ST FLOOR



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 the 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. They are provided as a general guide and may be subject to change. All measurements are approximate only.

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



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