



BIRCH COTTAGE

OLD STATION ROAD, MUTHILL,
PERTHSHIRE, PH5 2BD

IrvingGeddes
W.S. • Solicitors • Estate Agents



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We are delighted to offer for sale this substantial 4 bedroom detached property set in beautiful garden grounds and enjoying a private rural setting on the outskirts of the beautiful village of Muthill, nearby to the ever popular Strathearn town of Crieff. Extended & partially modernised, Birch Cottage is a fine family home boasting main entrance ancillary accommodation, including lounge, kitchen, bedroom & bathroom. Secluded yet easily accessible, the property has large south-facing grounds of c.2 acres & flexible accommodation presented in move-in condition.

Accommodation comprises; Entrance VESTIBULE with large central HALLWAY leading to all accommodation, country-style KITCHEN with FAMILY DINING AREA, open to SITTING ROOM/FAMILY ROOM, large LOUNGE with patio doors & southerly panoramic views over the countryside, with adjoining SNUG/STUDY/BEDROOM, three BEDROOMS (master with sub-divided WALK-IN WARDROBE & DRESSING ROOM, large en-suite BATHROOM). A rear PORCH gives access to a triple garage with electric doors, rear WORKSHOP & WC.

Substantial private grounds comprise a sun terrace/patio to the rear, overlooking the large garden which is laid to lawn with mature planting/shrubbery. An additional area of ground with polytunnel is located to the side, this area was previously used for growing fruit and vegetables, but is ideal for further development. The property has been extended to include ancillary accommodation comprising: LOUNGE, KITCHEN, BEDROOM & BATHROOM. The remainder of the grounds comprise heathland/woodland, with lovely walks a short distance from the property.

A property rare to the market; a versatile family home, enjoying a private Location, but within easy reach of Strathearn's principle towns of Crieff & Auchterarder. Likely to be a welcome addition to the market and early viewing is advised.

Energy Performance 'E' Rating **Council Tax** Band 'E'

Services Mains drainage, water & electricity. Warmed by oil central heating and double glazing.

3D Tour

Main House: <https://my.matterport.com/show/?m=7xM1WCYSvTE>

Annexe: <https://my.matterport.com/show/?m=SZqmc6jf7Yc>

Viewing Strictly by appointment through Irving Geddes.















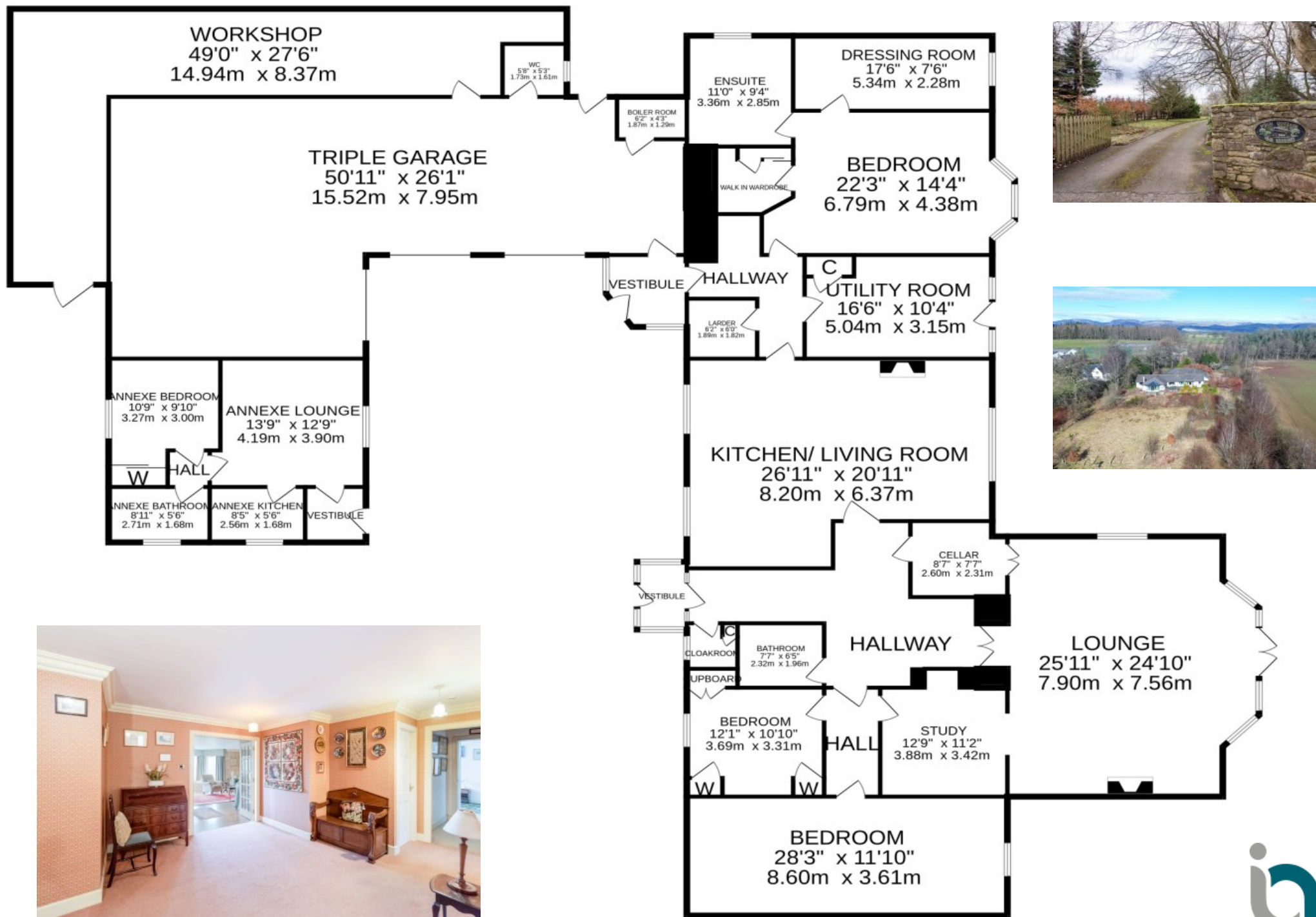






ANCILLARY ACCOMMODATION









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