

24 QUEENSFERRY ROAD
MUTHILL, PH5 2AQ



IrvingGeddes
W.S. • Solicitors • Estate Agents

24 QUEENSFERRY ROAD, MUTHILL, PH5 2AQ

An immaculately presented three bedroom semi-detached cottage enjoying an enviable position within the popular Perthshire village of Muthill. A property with well-proportioned accommodation set over one level comprising; **Entrance Porch, Hallway**, spacious **Living Room**, modern **fitted Kitchen/Dining area** with extensive wall, base units and integrated appliances, door leading to rear garden, **2 Double Bedrooms** and **1 Single Bedroom**, modern **Shower Room**.

Garden to the front is laid to lawn with mature planting and bordered by attractive stone walling. A driveway to the side of the property offers ample off-street parking. Metal gates give access to the fully enclosed rear garden which is laid mainly to lawn with the addition of a colourful planted rockery. The rear garden boundaries are formed by timber fencing. The elevated position provides a lovely outlook from the front towards Crieff.

Presented in true move-in condition. Warmed by LPG central heating & double glazed throughout. A home likely to have broad appeal, early viewing is advised.

Viewing Strictly by appointment through Irving Geddes W.S.

Energy Performance Band 'E'

Council Tax Rated 'B'

3D Tour <https://my.matterport.com/show/?m=LDaC2PkJsXs>





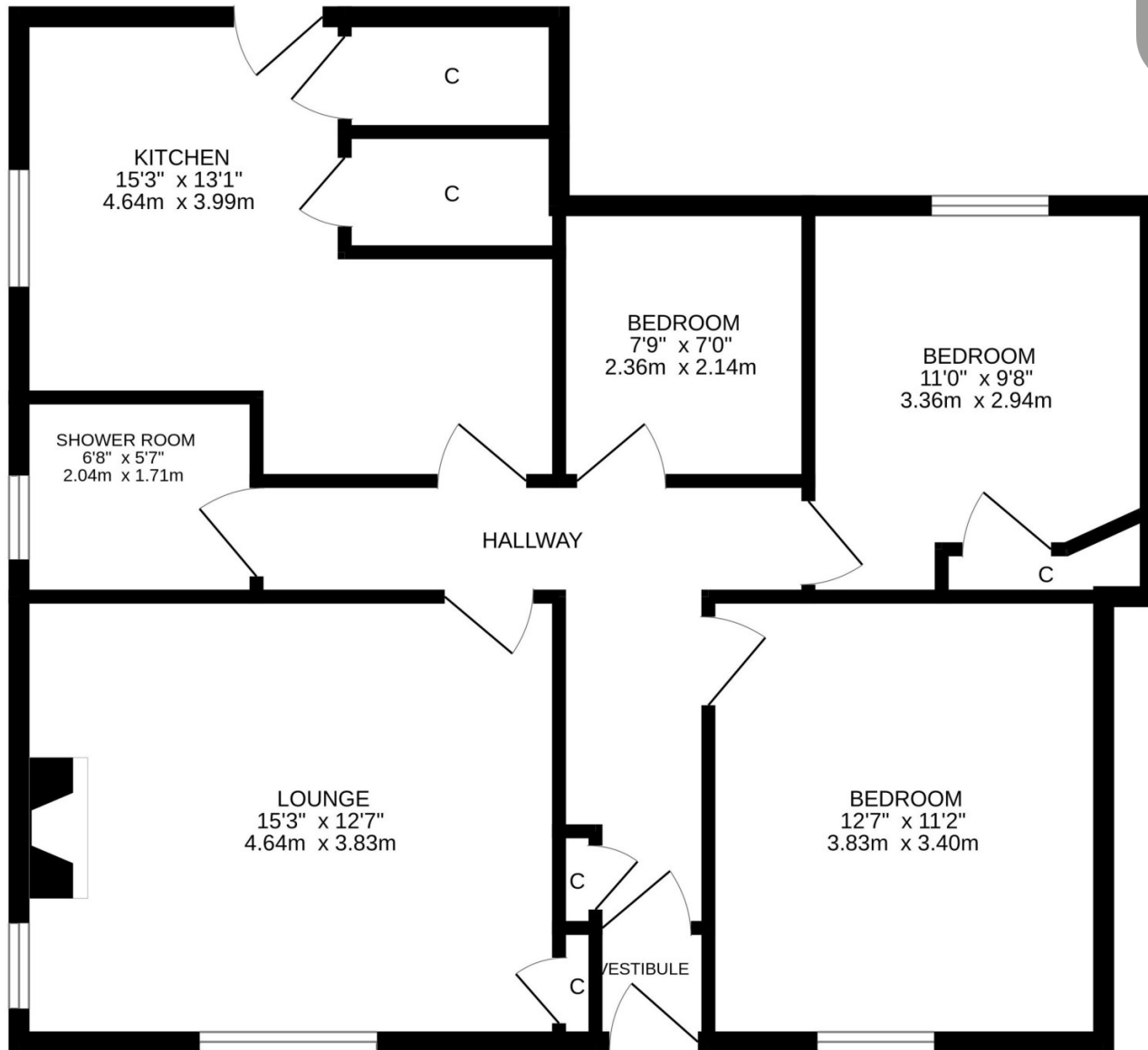












Directions

Upon entering the village from Crieff continue along Drummond St, continue around the corner at the 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 right.

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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