

SUNDIAL, 46 DRUMMOND STREET  
MUTHILL, PERTHSHIRE, PH5 2AN



Irving Geddes are delighted to offer this charming 2 bedroom terraced period property located in the popular Perthshire village of Muthill. The current owners have carried out a programme of modernisation to include oil fired central heating/radiators, modern fitted kitchen & family bathroom. The rear stone outbuilding has been re-roofed with slates. The property is offered in true move-in condition, with a lovely outlook to the rear.

Sundial boasts generous accommodation throughout, set over two floors and comprises on the Ground floor; Main door access into ENTRANCE HALL, LIVING ROOM with large wood burning stove (requires flu connection & liner), high quality FITTED KITCHEN with door to small UTILITY area & further door to rear garden. Upper floor comprises; modern BATHROOM & two DOUBLE BEDROOMS.

There is a generously sized rear garden with a paved patio area immediately to the back of the property, with large water feature. An area of lawn with raised decking area, fully insulated summer house/office (with electricity) & enclosed chicken coop. Borders are formed by mature hedging, timber fence & attractive stone wall overlooking fields to the rear. Unrestricted on street parking is located to the front of the property.

**Video Walkthrough:** <https://my.matterport.com/show/?m=pNnwSirF7wA>

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

**Energy Performance** Band 'E'    **Council Tax** Rated 'C'

**Lapsed Planning Permission:**

A former stone built barn adjoins Sundial to the rear. Planning permission (now lapsed) was obtained to alter the layout of the ground floor, to include renovation of the barn. The barn would house a large lounge, the kitchen would relocate to the current living room and a third bedroom with walk-in storage, rear porch & utility store would be created. A French door and extra windows are proposed as is a timber deck to the rear. Full detailed drawings and further information can be obtained via the Perth & Kinross planning website using the links below:

<http://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NGZJDAMK05X00>

A most attractive home of rare quality, located in a charming Perthshire village. A property likely to have broad appeal and early viewing is advised.

Located only three 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 Century Parish Church. The village has a well respected primary school with secondary private & public schooling in nearby Crieff. There is a restaurant, petrol station and golf club. Crieff offers a more comprehensive range of amenities and services.







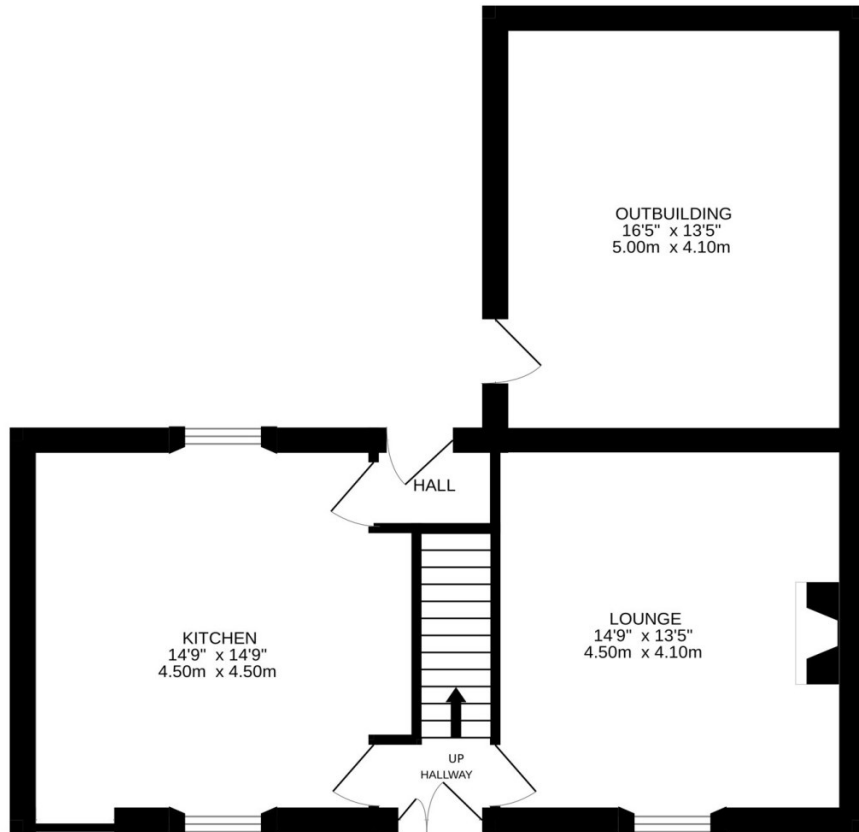




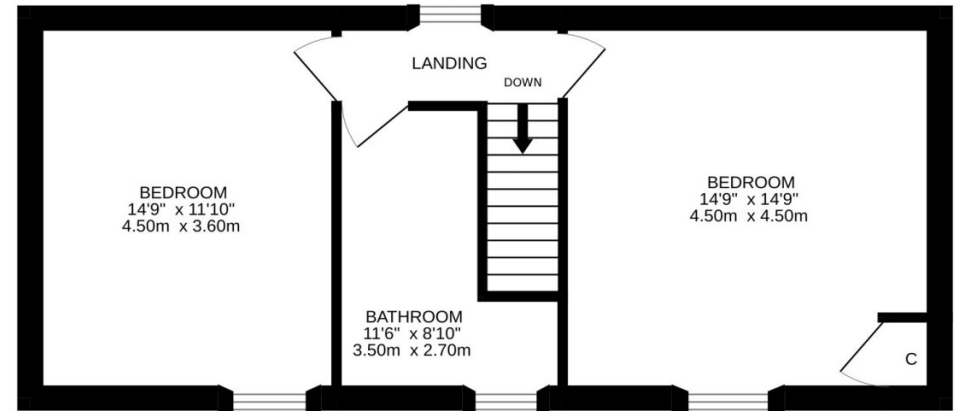




## GROUND FLOOR



## 1ST FLOOR



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents



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

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Tel: 01764 653771

### Comrie

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

### Aberfeldy

6 The Square, PH15 2DD  
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