



SEASONSVIEW
QUEENSFERRY ROAD, MUTHILL, PERTHSHIRE, PH5 2AQ

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A beautiful modern three bedroom bungalow enjoying a stunning outlook and quiet residential location within the popular Perthshire village of Muthill. Built to a very high specification, the property comprises a large public room to the rear with vaulted ceiling, a quality fitted kitchen to one side open to a reception area on the other. Floor to ceiling windows with French doors leading out to a large raised deck overlooking the rear garden, with far-reaching views. There are 3 double bedrooms, the master benefiting from built-in storage & en-suite shower room. There is a generously sized wet-room and the wide hall provides access to all accommodation and has a large storage cupboard. The property is warmed by oil-fired central heating, with solar PV panels and is double glazed throughout.

Externally there are easily maintained gardens, the front area laid to chips providing ample private parking. The rear laid to lawn. The substantial timber decked terrace is located to the rear and has steps to the lawn, with ample storage beneath. Timber shed.

A rarely available contemporary home offering high quality, energy efficient, modern living in a sought after Perthshire village. Early viewing is advised.

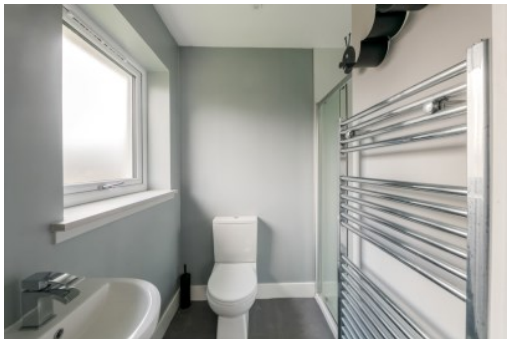
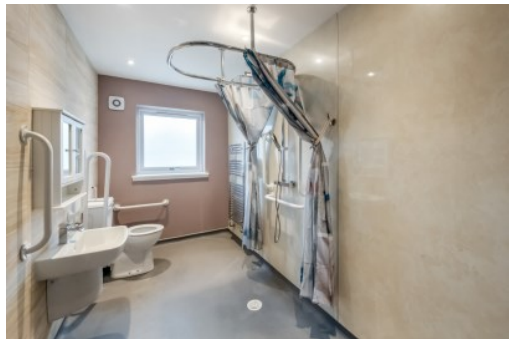
Video Walkthrough <https://my.matterport.com/show/?m=UKnmm7JbHMg>

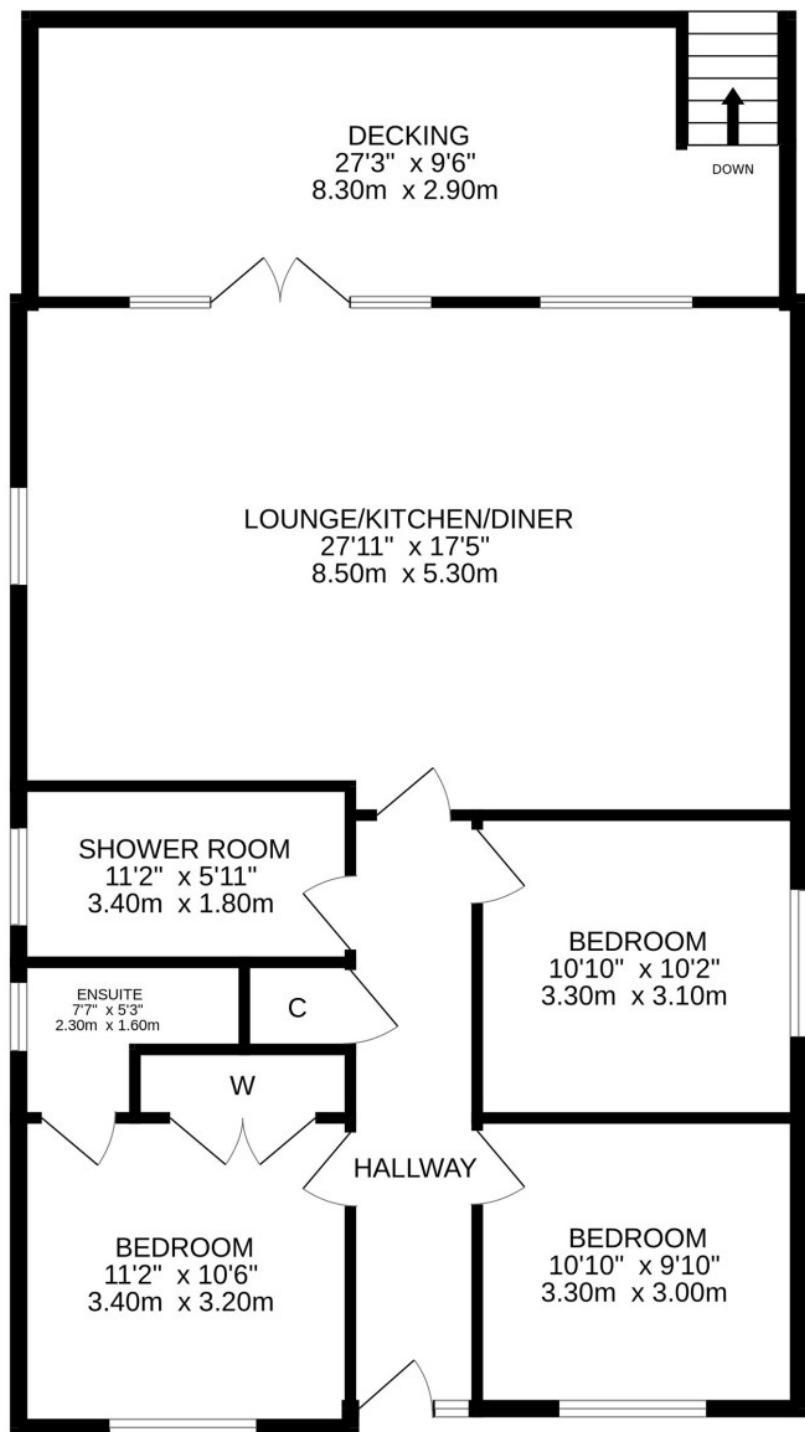
Viewing Strictly by appointment through Irving Geddes W.S.

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









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

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.



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