

2B DRUMMOND STREET  
MUTHILL, PH5 2AN



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A well-proportioned two bedroom mid terrace cottage within the attractive Perthshire village of Muthill, close to local amenities. The property has recently been re-painted externally and whilst it would benefit from a degree of upgrading is a charming main door home and likely to be of broad appeal. Set over two floors, comprising on the ground floor; LOUNGE with attractive exposed stone wall and stairs to upper floor, and fitted KITCHEN. On the upper floor there are 2 double BEDROOMS & modern BATHROOM. Externally the property has unrestricted parking to the front. 2B Drummond Street will suit a variety of purchasers and early viewing is strongly advised.

**Video Walkthrough** <https://my.matterport.com/show/?m=WK16Kdq6sex>

**Energy Performance** Rated 'F'                      **Council Tax** Band D

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

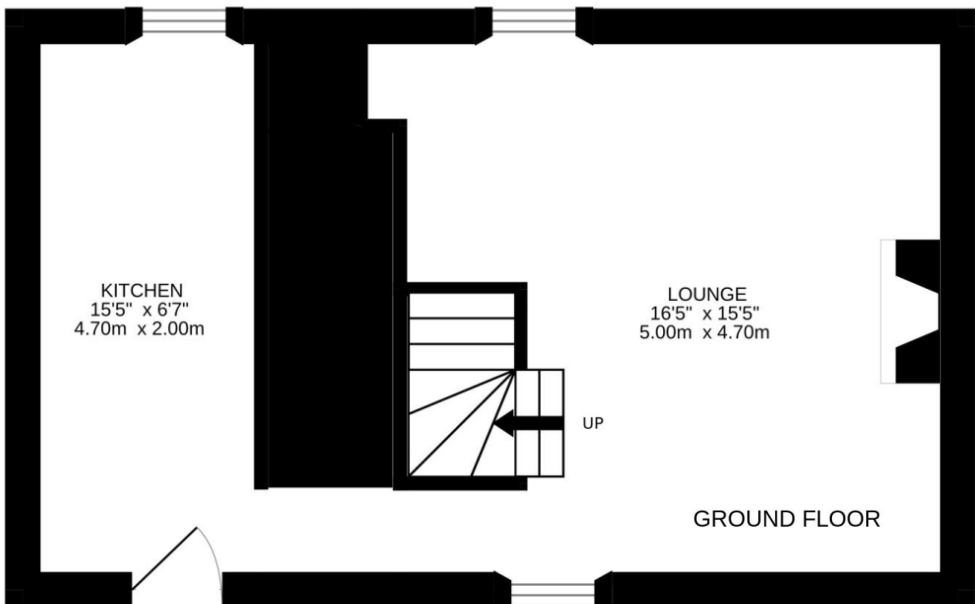
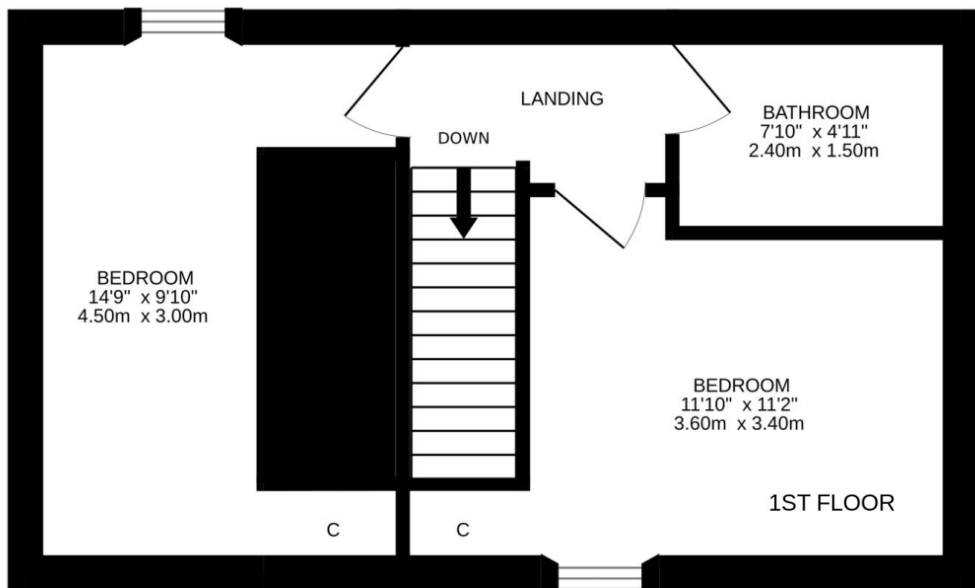
Located only 3 miles from Strathearn's main town of Crieff, Muthill is an historic village with over 100 listed buildings, along with the ruins of a 15th Century Parish Church. The village has a well respected primary school with secondary private and public schools in Crieff. There is a public house, restaurant, village shop/petrol station and golf club. Crieff offers a more comprehensive range of amenities and services.







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.



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**Aberfeldy**  
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