

**Avoca, 28 Drummond Street Muthill
PH5 2AN**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

Offers Over £115,000



1 Bedroom - 1 Bathroom - 1 Living Room

Welcome to your perfect retreat! Nestled in the picturesque village of Muthill, this delightful 1-bedroom terraced cottage offers a unique blend of character and comfort. Step inside to discover a cosy living space adorned with charming period features, creating an inviting atmosphere that feels like home.

The cottage boasts a spacious layout with a well-appointed kitchen, ideal for whipping up your favourite meals. The cosy bedroom offers a peaceful sanctuary, while the stylish bathroom provides modern conveniences.

But the true gem of this property lies outside. Step into your large blossoming garden, a vibrant oasis bursting with colour and life. Perfect for gardening enthusiasts or those seeking a tranquil escape, the garden offers a wonderful space for relaxation, entertaining, or simply enjoying the beauty of nature.

Located in the heart of Muthill, you'll have access to local amenities, charming shops, and breath taking countryside walks right at your doorstep. This cottage is perfect for first-time buyers, couples, or those looking to downsize without compromising on charm.

Don't miss this opportunity to make this enchanting Muthill cottage your own. Experience the ideal blend of tranquil cottage living and vibrant outdoor space—schedule your viewing today!



* EPC Rating: D

* Council Tax: Band: B

* Local Authority: PKC

Measurements: (in meters)

Kitchen 2.78 x 5.74

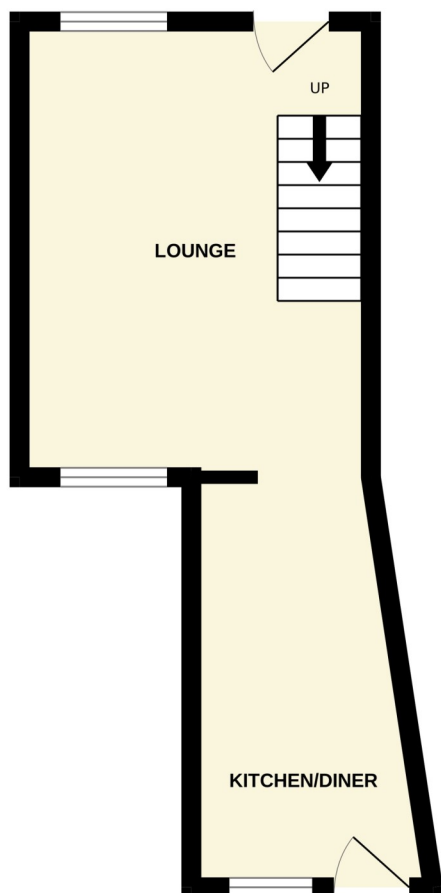
Living 3.47 x 4.48

Bathroom 1.55 x 1.84

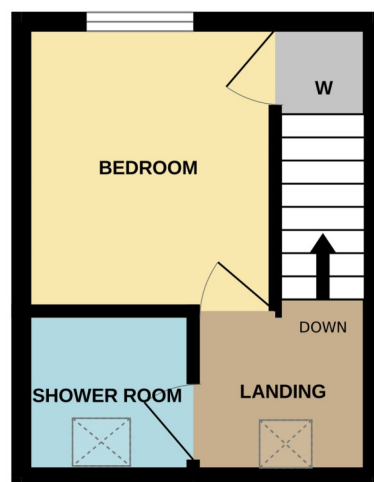
Bedroom 2.52 x 2.96



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.