



Buy your next home with Next Home

Leading Perthshire Estate Agency

16 Wardside, Muthill, Crieff, PH5 2AS

Offers Over £165,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

16 Wardside, Muthill, Crieff, PH5 2AS

Many thanks for your interest with 16 Wardside, Muthill, Crieff, PH5 2AS.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

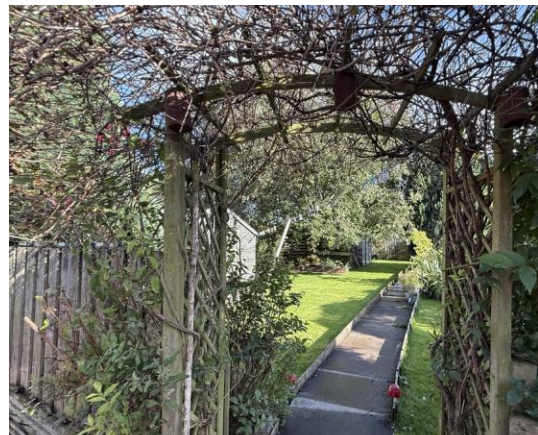
If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Muthill is a pretty village set within the beautiful Perthshire countryside yet is within commuting distance of Stirling, Perth, Glasgow and Edinburgh.

The village has a Primary school, nine hole golf course and restaurant.

The town of Crieff lies just three miles away and offers a wide range of shops, Secondary schooling, supermarket, recreation centre and cottage hospital together with the health centre and dental practices.



Property Summary

We are delighted to bring to the market this 2 Bedroom Semi Detached Bungalow with large attic room situated within a quiet residential area in the village of Muthill.

The accommodation comprises entrance vestibule; hall; bright lounge with feature coal fire and sliding patio doors; kitchen with oven, hob and extractor, washing machine, dishwasher, fridge/freezer and door to the rear.

There are 2 double bedrooms with storage and a bathroom with white suite comprising WC, wash hand basin and bath.

There is double glazing and solid fuel heating.

The property has beautifully landscaped garden grounds to the front, side and rear. The garden is predominantly laid to lawn with planted borders, pond, 2 patio areas, 4 sheds and 2 Greenhouses.

Parking is available to the front off Wardside Road.



Key property features

- ✓ Semi Detached Bungalow
- ✓ Beautifully Landscaped Gardens
- ✓ Lounge with Coal fire and Patio doors to the garden
- ✓ 2 Double Bedrooms
- ✓ Kitchen with door to the rear
- ✓ Bathroom
- ✓ Double Glazing
- ✓ Solid Fuel Heating
- ✓ Large Attic Room with storage and Velux window
- ✓ Great Walks and Cycle routes nearby









An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

Have a property to sell?

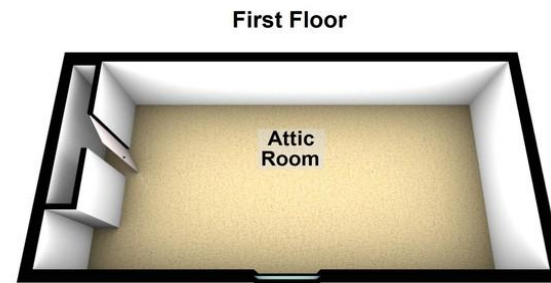
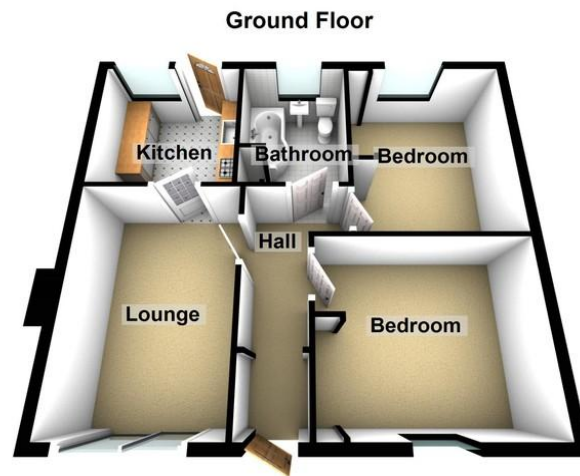
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

VESTIBULE

4' 10" x 3' 4" (1.47m x 1.02m)

HALL

11' 10" x 5' 5" (W)" (3.61m x 1.65m)

LOUNGE

14' 11" x 12' 4" (4.55m x 3.76m)

KITCHEN

10' 5" x 8' 1" (3.18m x 2.46m)

BATHROOM

7' 1" x 6' 5" (2.16m x 1.96m)

BEDROOM

12' 1" x 11' 2" (3.68m x 3.4m)

BEDROOM

10' 9" x 9' 1" (3.28m x 2.77m)

ATTIC ROOM

19' 11" x 12' 8" (6.07m x 3.86m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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