



**Premier
Properties**
Perth



10 Wardside, Muthill, PH5 2AS Offers Over £192,500



Upon entering, you are welcomed into a bright entrance hall that leads to a spacious living room with a log burning stove. The well-appointed modern kitchen provides a functional space, while the two bedrooms offer ample room for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents.

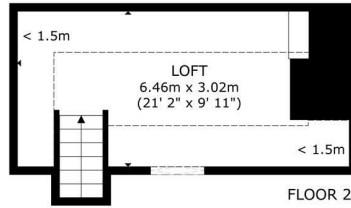
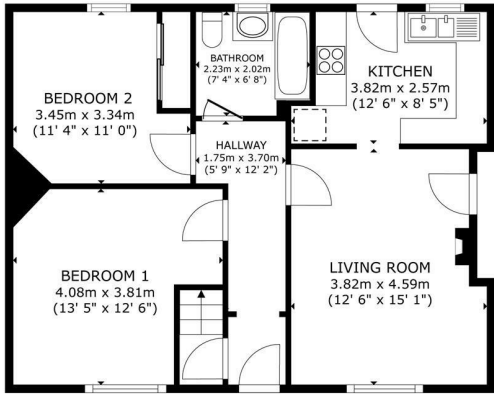
One of the standout features of this cottage is the large attic room, currently utilised as an office/snug, which presents a versatile space that could easily be adapted to suit your needs, whether as a bedroom/study, playroom, or additional storage.

The property benefits from wet electric heating and double-glazed windows throughout, ensuring warmth and energy efficiency. Set on a generous plot, the cottage boasts a front garden that enhances its curb appeal and provides a lovely outdoor space for enjoying the fresh air. There is off street parking available for a number of cars leading to the car port.

The property enjoys a fantastic location within the village, surrounded by a mix of character homes. While Muthill offers a selection of local amenities, a wider range of shops, services, and leisure facilities can be found in the nearby town of Crieff, just four miles away.

- 2 bedrooms
- Large attic room
- Modern kitchen
- Log burning stove
- Double glazed windows
- Private rear garden
- Off-street parking
- Quiet location





10 Wardside, Muthill, PH5 2AS

GROSS INTERNAL AREA
FLOOR 1 66.0 m² (710 sq.ft.) FLOOR 2 9.4 m² (102 sq.ft.)
EXCLUDED AREAS: REDUCED HEADROOM 10.6 m² (114 sq.ft.)
TOTAL: 75.4 m² (812 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	40

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	79 84



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