

13 Drummond Street, Muthill, PH5 2AN

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Irving Geddes are delighted to offer this charming 3 bedroom terraced period property located in the popular Perthshire village of Muthill. The current owners have carried out a beautiful programme of modernisation with high quality finishes and modern comforts. The property is offered in true move-in condition.

No.13 offers generous accommodation throughout, set over two floors and comprises on the Ground floor; Main door access into ENTRANCE HALL, LIVING ROOM with wood burning stove, quality fitted KITCHEN with appliances, storage area to the rear and door leading to the rear outside space with off-street parking. Upper floor comprises; modern family BATHROOM & three BEDROOMS.

A generously sized rear garden is accessed via a small lane directly outside the kitchen door and offers private parking, storage/log shed and extensive garden grounds. The gated garden area boasts a chipped patio area (ideal for entertaining), an area of lawn with timber summer house/office. Borders are formed by mature hedging & timber fence. Additional unrestricted on street parking is located to the front of the property.

Video Walkthrough:
https://www.youtube.com/watch?v=sl7Co_C5NFs

Energy Performance Band 'F' Council Tax Rated 'C'

A most attractive home of rare quality, located in a charming Perthshire village. A property likely to have broad appeal and early viewing is advised.

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. The village has a well respected primary school with secondary private & public schooling in nearby Crieff. There is a restaurant, petrol station and village pub.

Viewing Strictly by appointment through Irving Geddes W.S.



















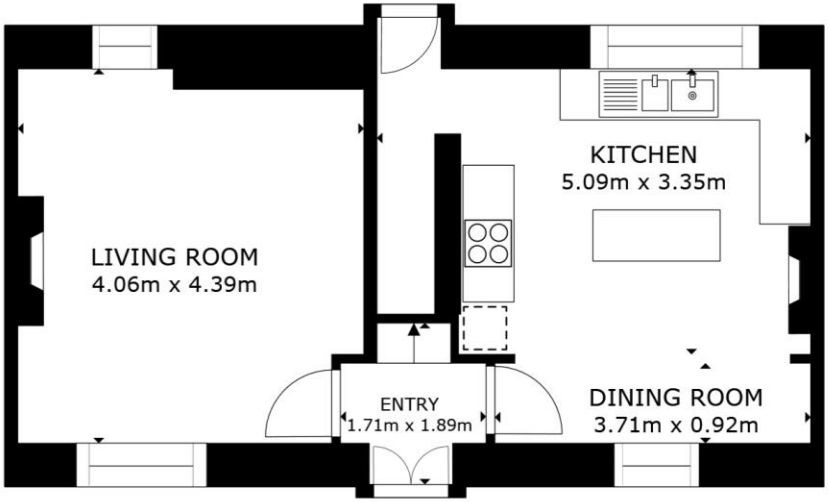




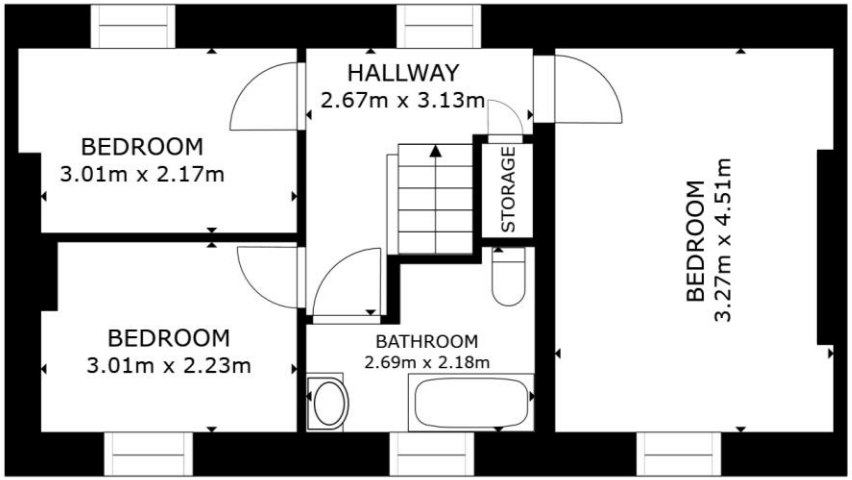








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 41.8 m² FLOOR 2 42.2 m²
TOTAL : 84.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

