

tryngGeddes

W.S. & S. Estate A



TIGH BHAN, STRAGEATH CROSSING,
MUTHILL, PH5 2BN

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Irving Geddes are delighted to offer for sale this three bedroom detached property, enjoying a rural location on the outskirts of the popular Perthshire village of Muthill. Tigh Bhan is a property rare to the market and whilst requiring full refurbishment, it offers considerable development potential.

The well proportioned accommodation set over one floor comprises; **ENTRANCE PORCH, HALLWAY, UTILITY AREA, KITCHEN, LOUNGE**, rear hallway leading to **THREE BEDROOMS & BATHROOM**.

Externally there are good sized gardens to the front, side and rear with an aluminium hut, sheds & brick built external store located to the side of the front porch. The garden grounds surround the property, along with a driveway to the side, providing off road parking. Boundaries are mainly formed in post/wire fencing and hedging.

With the rarity of property offered, the enviable location and opportunity to create a beautiful home within stunning surroundings, Tigh Bhan will be likely to have broad appeal and early interest is advised.

Services Mains Water & Electric, Septic Tank Drainage. Hot water via open fire.

Energy Performance Rated 'G'

Council Tax Band 'C'

3D Tour: <https://my.matterport.com/show/?m=D7MkofEH3Hk>

Viewing strictly by appointment through Irving Geddes - 01764 653771

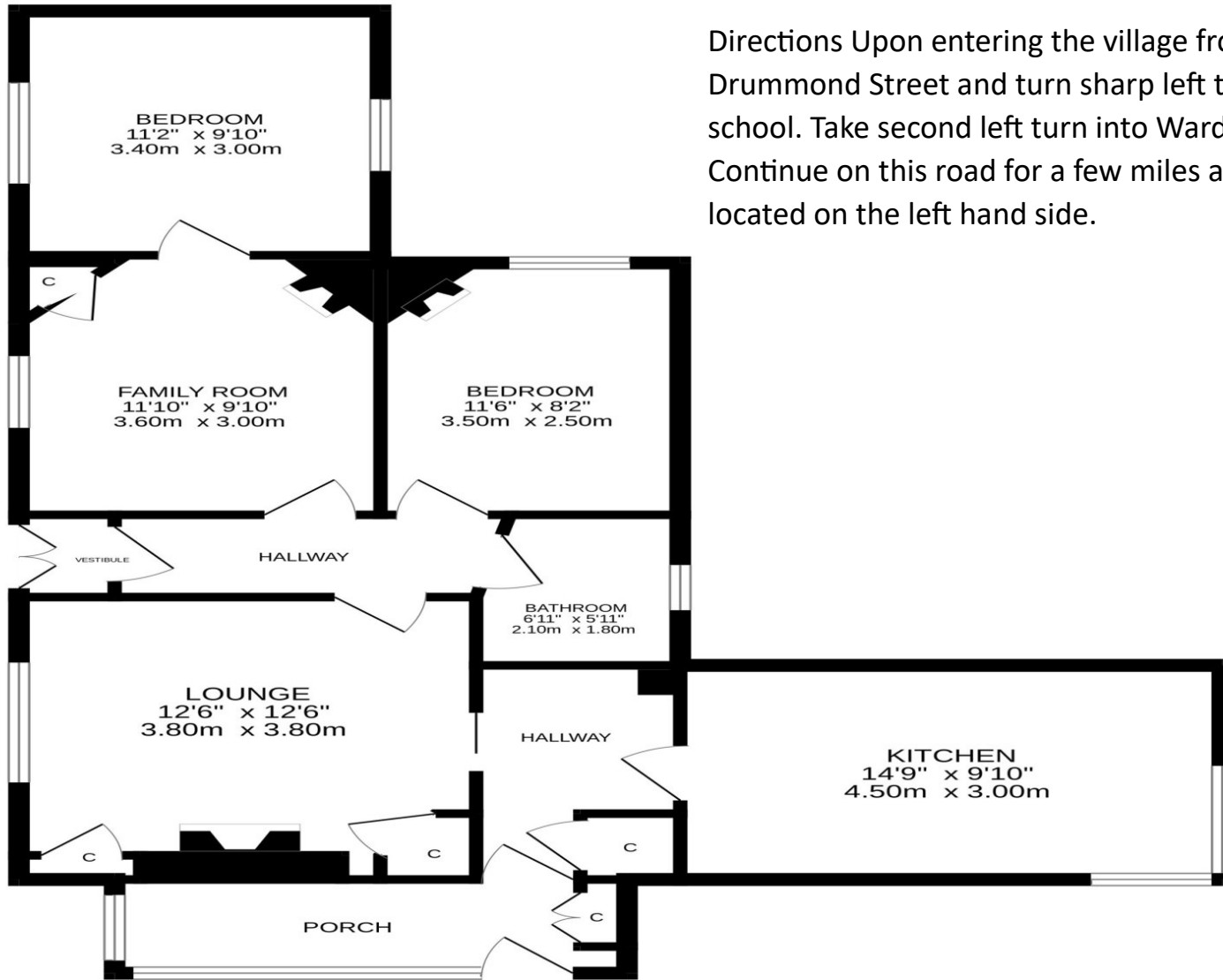












Directions Upon entering the village from Crieff continue along Drummond Street and turn sharp left towards the primary school. Take second left turn into Wardside and turn right. Continue on this road for a few miles and the property is the located on the left hand side.



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.

Thinking of selling?

Call us now for a free valuation for your own property.

Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722



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