



8 WILLOUGHBY STREET
MUTHILL, PH5 2AB

LivingGeddes
W.S. • Solicitors • Estate Agents



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Irving Geddes W.S. are delighted to offer for sale this substantial terraced period villa centrally located in the charming Perthshire village of Muthill. Offering considerable character, with spacious & versatile accommodation over three floors, the upper floor converted by the current owner. The property benefits from off-street parking and private garden.

The ground floor layout comprises; HALL with storage, fantastic open plan KITCHEN/LOUNGE/DINING ROOM, UTILITY ROOM with storage, SHOWER ROOM, and access to WORKSHOP/STORAGE AREA (former garage). There are FOUR BEDROOMS (one utilised as a second lounge) & BATHROOM on the first floor. The second/attic floor has 2 substantial DOUBLE BEDROOMS & contemporary SHOWER ROOM.

The fully enclosed garden is located a short distance from the property, along a private path, and has a sheltered BBQ area, paved patio & area of lawn. The communal courtyard area to the front has unrestricted parking, with on-street parking adjacent.

No.8 is a flexible family home of real character, enjoying a central location in a very popular Perthshire village, only 3mls from Strathearn's main town of Crieff. Muthill is an historic village with over 100 listed buildings and the ruins of a 15th century parish church. There is a public house, restaurant, village shop/petrol station & golf club. There is a well respected primary school, with secondary private and public schooling in Crieff along with a comprehensive range of amenities and services.

Energy Performance Rated 'F' **Council Tax** Rated 'D'

Services Mains water, electric and drainage.

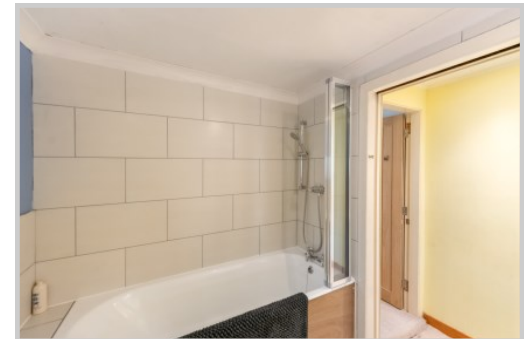
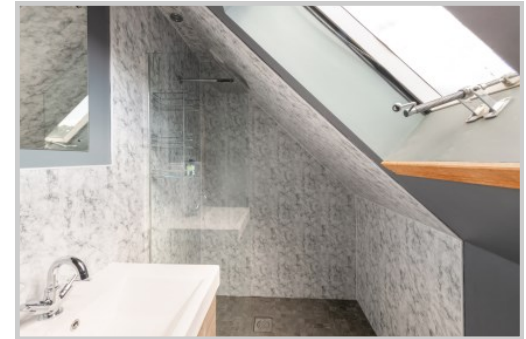
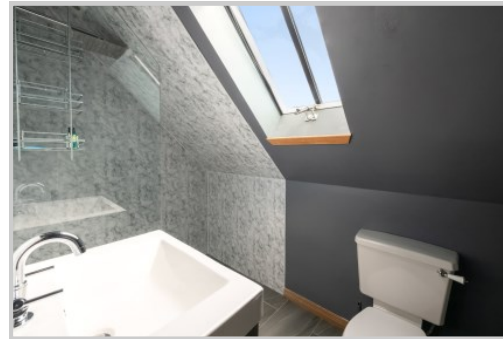
Viewing by appointment through the agent on 01764 653771.



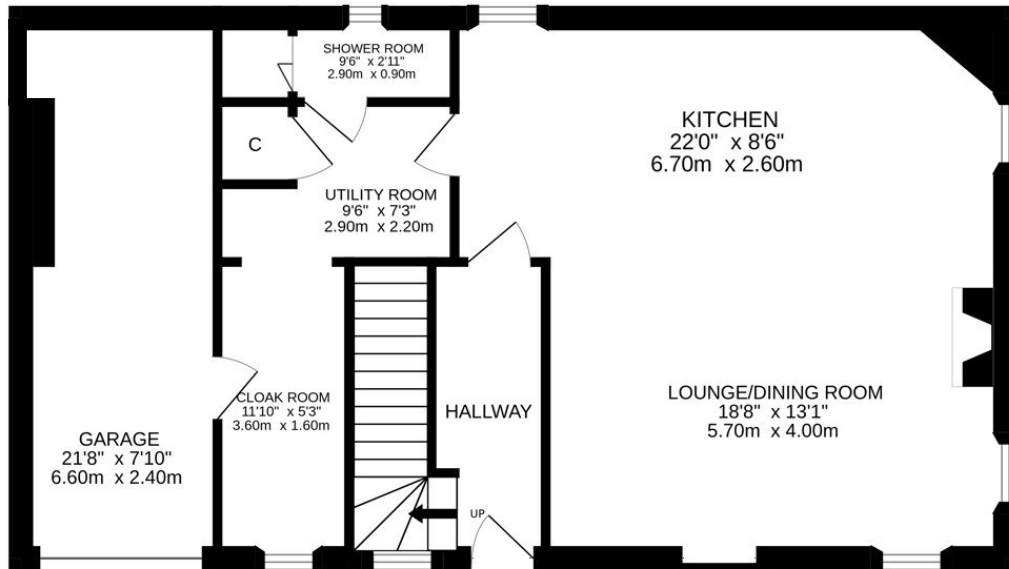




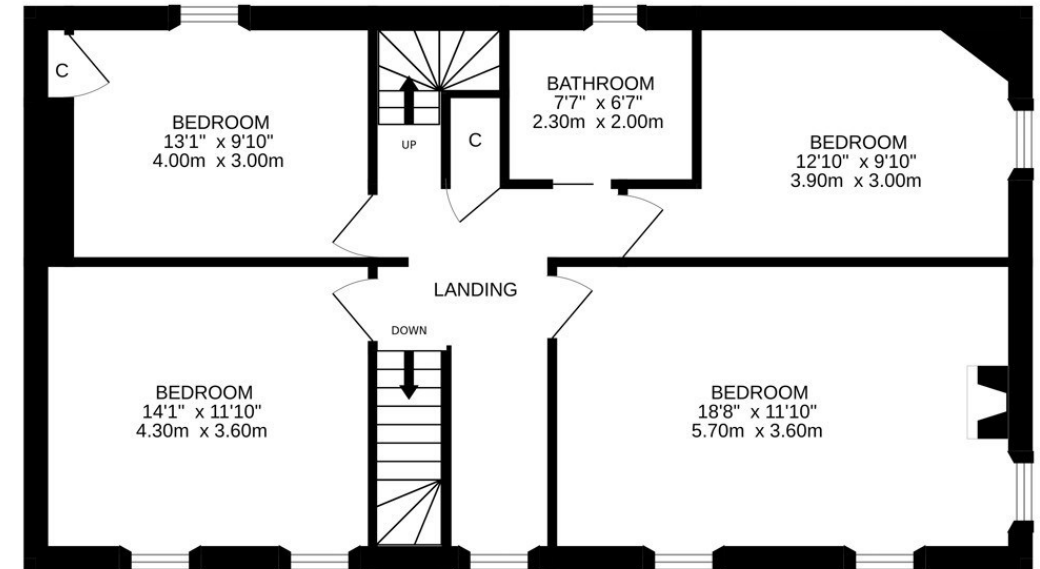




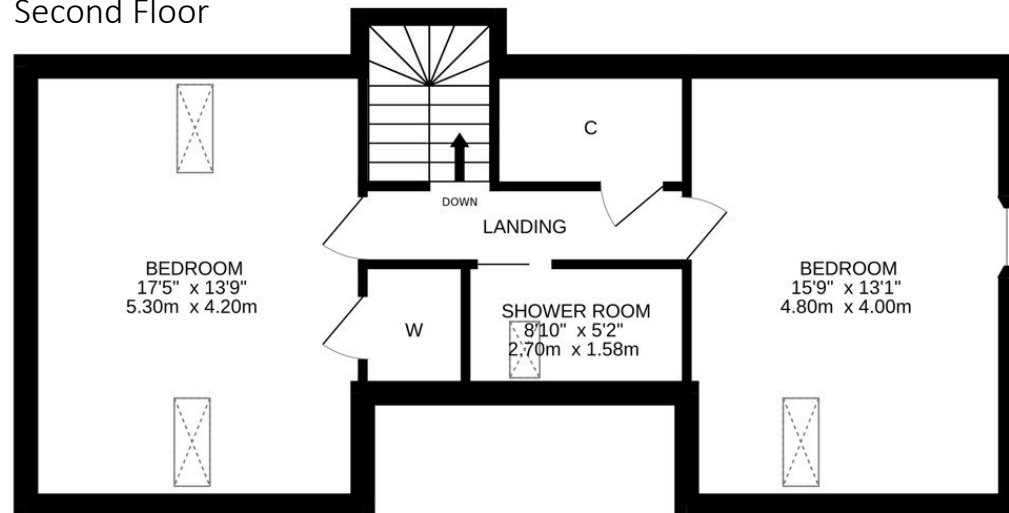
Ground Floor



First Floor



Second Floor





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