

91 WILLOUGHBY STREET
MUTHILL, PERTHSHIRE, PH5 2AE



Irving Geddes are delighted to offer this exceptional three bedroom main door upper flat enjoying an attractive outlook in the popular Perthshire village of Muthill. With a total refurbishment now complete, the property is offered in true move-in condition. In addition to a full redecoration, a new kitchen and bathroom have been installed, along with insulation, flooring, doors, electrics, heating, with double-glazed wooden sash and case windows to the front. An energy efficient property, now boasting an impressive 'C' listing. The flat enjoys a lovely open outlook to the rear, over large communal gardens to countryside beyond. A spacious layout comprises rear main door access into an ENTRANCE VESTIBULE/STUDY AREA. Stairs lead to a wider section with small galleried area to each side. The main L-shaped HALL accesses all further accommodation and has a deep storage cupboard. There are THREE DOUBLE BEDROOMS, two with built-in storage, the front with plumbing for a washing machine. The generous SHOWER ROOM also has space/plumbing for a bath, or buyers may wish to use this space for a vanity/dressing table.

There is private parking to the rear, with large communal garden grounds laid to lawn. Unrestricted on-street parking to the front.

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 Cent Parish Church. The village has a well respected primary school with secondary private & public schooling in Crieff. There is a public house, restaurant, village shop/petrol station and golf club. Crieff offers a more comprehensive range of amenities and services.

Video Walkthrough <https://my.matterport.com/show/?m=GohPHoyui5K>

Viewing Strictly by appointment through Irving Geddes W.S.

Energy Performance Band 'C' **Council Tax** Rated 'B'

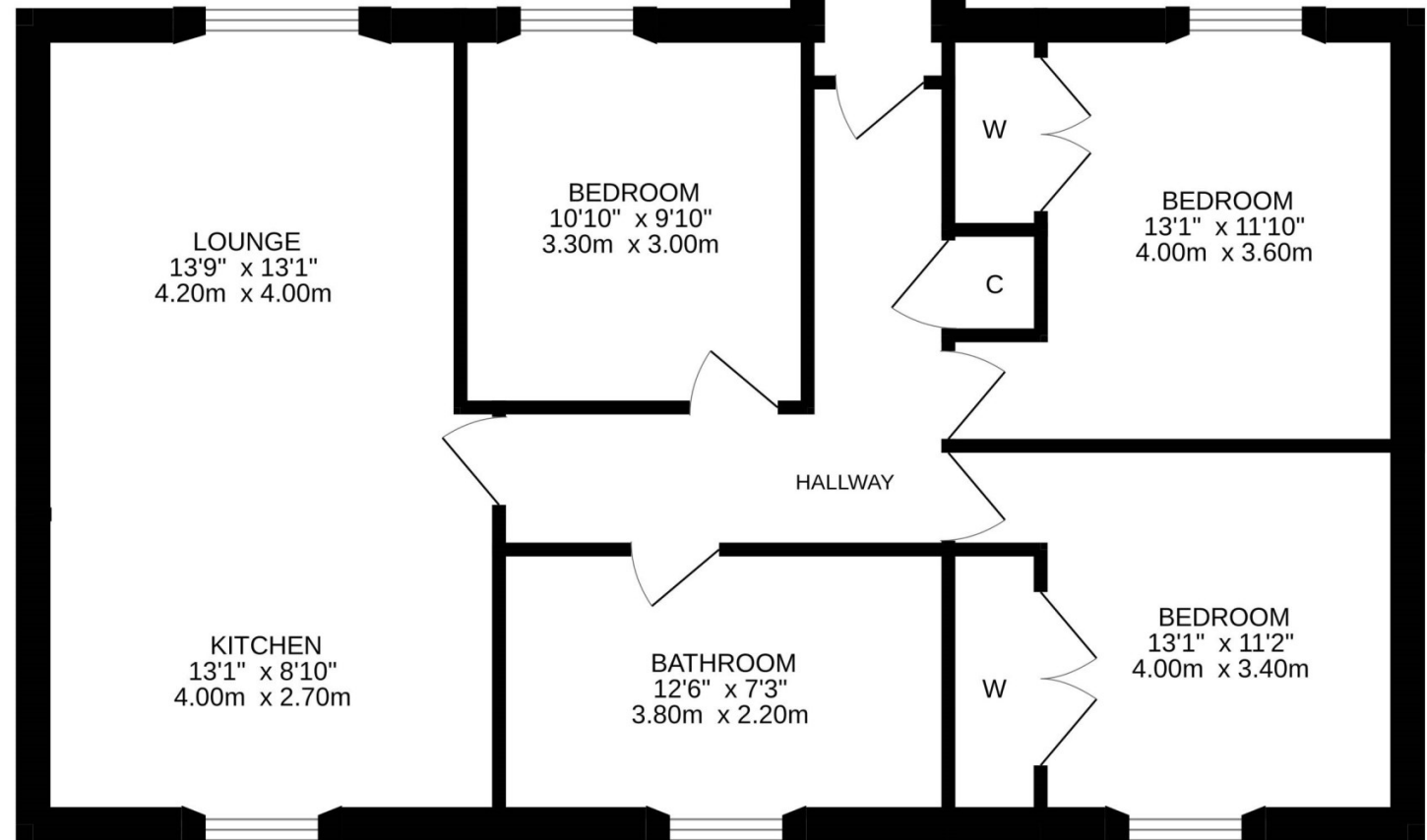
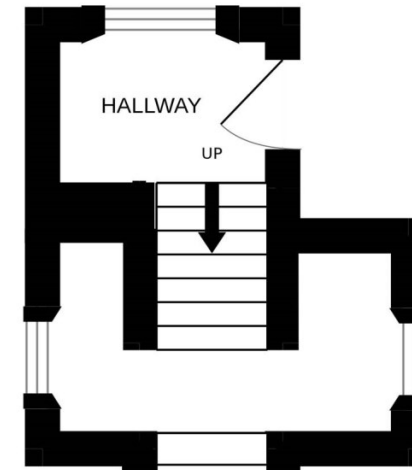












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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Comrie
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