

GEAN HOUSE

WARDSIDE, MUTHILL, PERTHSHIRE, PH5 2AS



IrvingGeddes
W.S. • Solicitors • Estate Agents



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Irving Geddes are delighted to offer this spacious four bedroom detached family villa enjoying a private setting within the attractive village of Muthill. Gean House, designed by renowned architects the Denholm Partnership, sits within generous gardens & benefits from a flexible layout, a tremendous open-plan kitchen/living space with full-height windows, vaulted ceiling, exposed beams & log-burner, large lounge and master suite, and double garage. The versatile accommodation is set over two floors & comprises on the ground floor; ENTRANCE VESTIBULE, HALL with storage, triple aspect LOUNGE with patio doors, DOUBLE BEDROOM, SHOWER ROOM, bespoke KITCHEN with steps leading down to the wonderful open plan DINING/FAMILY ROOM with patio doors to rear garden, off the kitchen is a PANTRY & UTILITY ROOM. There are THREE further DOUBLE BEDROOMS (master with DRESSING ROOM and EN-SUITE BATHROOM, the others with built-in wardrobes), a SHOWER ROOM, and STUDY/NURSERY on the upper floor. The upper landing has a large walk in cupboard.

The attractive gardens are fully stocked with an array of planting and mature hedge border. The front has ample private parking and large double garage with patio and timber shed to the rear. The rear garden has a sizeable lawn & to the side of the property lies a most pleasant spot from which to enjoy the afternoon sun, comprising a large patio of quality paving, adjacent to a small pond and landscaped garden.

An individual home boasting a spacious layout, enviable location & beautiful gardens. Gean House is likely to have broad appeal, early viewing is advised.

Video Walkthrough <https://my.matterport.com/show/?m=gVC3fJ4vL9s>

Viewing Strictly by appointment through Irving Geddes W.S.

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

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. There is a very well respected primary school with secondary private and 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.

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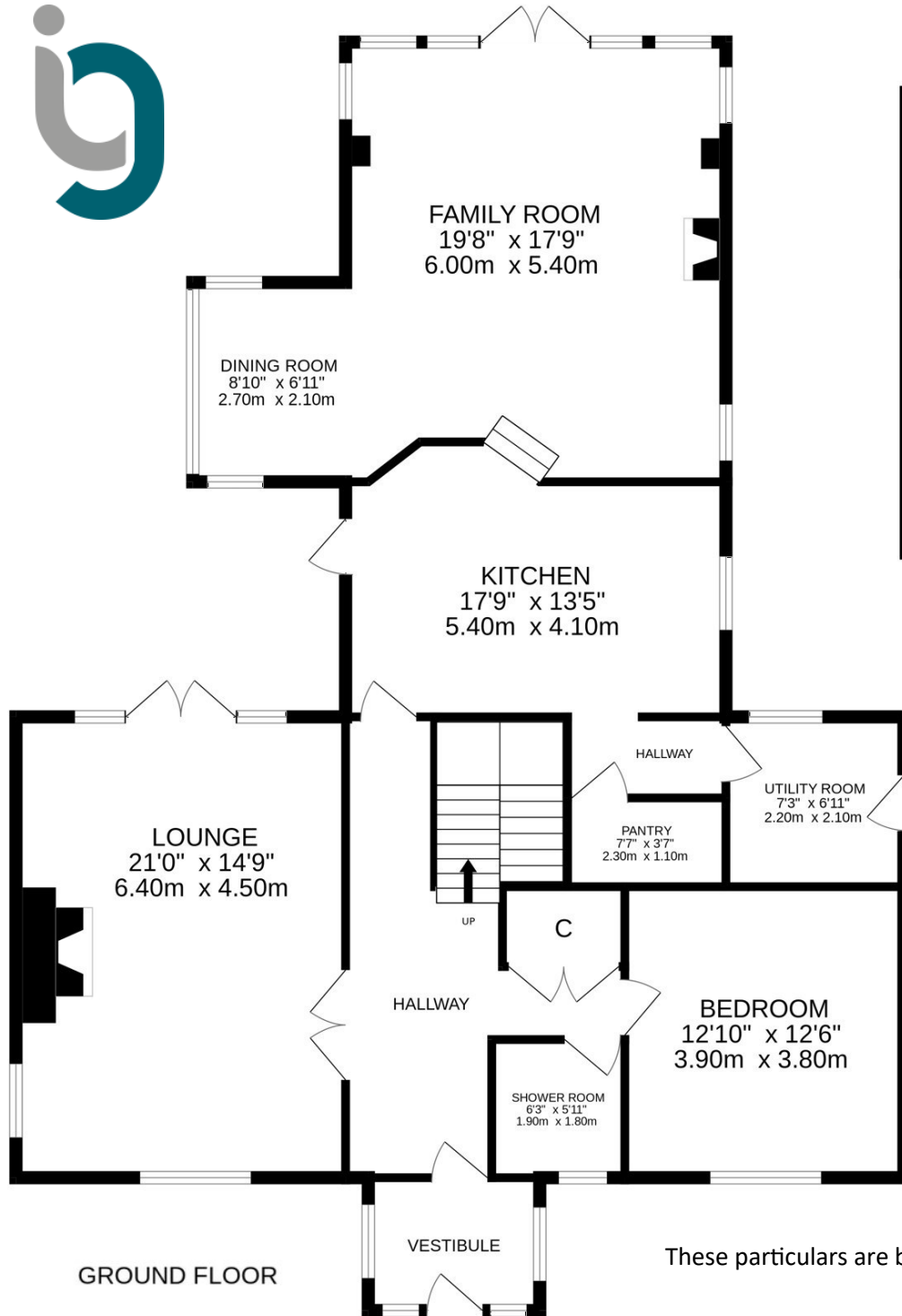




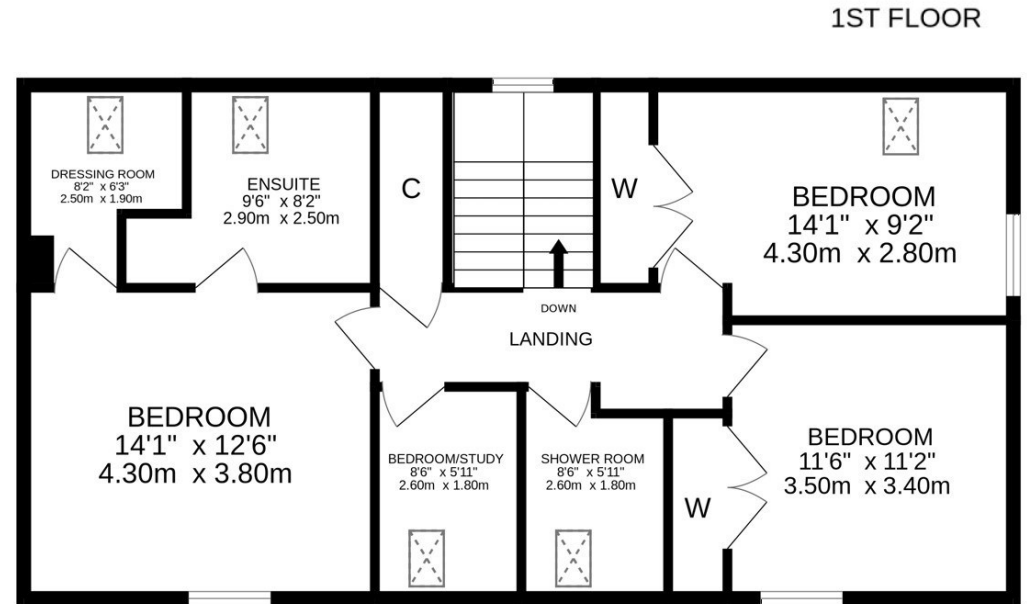








GROUND FLOOR



1ST FLOOR



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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