



52 Drummond Street,
Muthill, PH5 2AN



Three-bedroom main door maisonette offering spacious accommodation over two levels within a traditional stone-built property in the village of Muthill

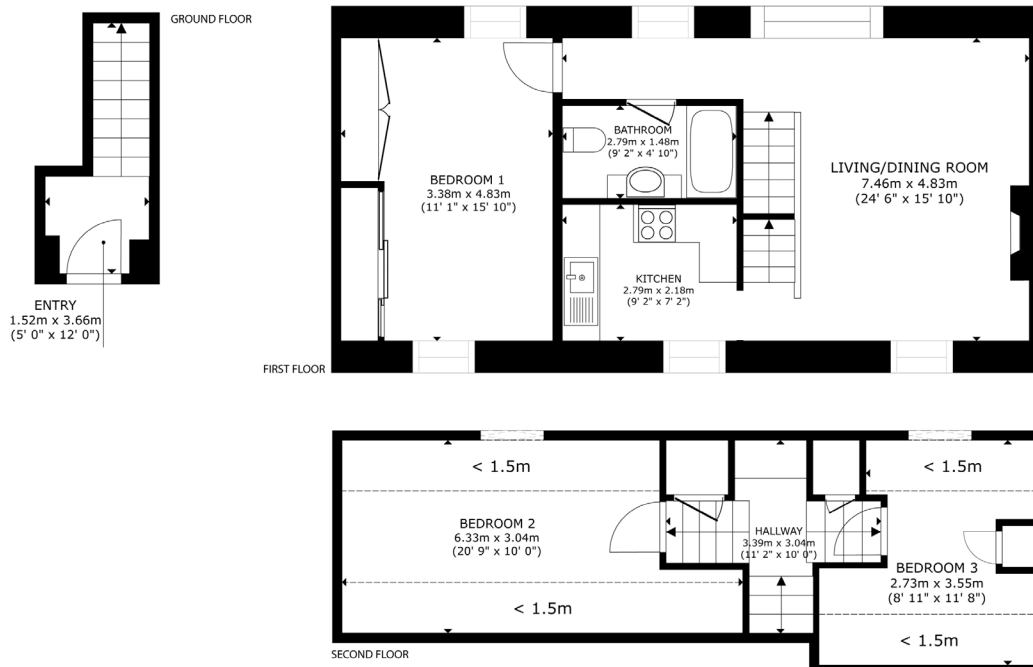
 3 Bed  1 Bath  1 Reception

This well-presented three-bedroom main door maisonette offers spacious accommodation over two levels within a traditional stone-built property in the village of Muthill. The ground level features a private entrance porch with stairs to the first floor, a spacious lounge with open fire, dual rear aspect and an adjoining fitted kitchen comprising wall mounted and base units. Also on this level there is a double bedroom and a large bathroom with a three piece suite. An open staircase provides access to 2 attic bedrooms, each with coombed ceilings and roof light windows providing natural light. The property benefits from partial double glazing and electric heating, fresh décor and unrestricted on-street parking. Offered in move in condition, the property is suitable for first-time buyers, holiday home seekers or investors seeking a low maintenance home in a conservation village. Viewing is most highly recommended. There is a current Short Term licence in place for the property.

Features

- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- Exquisite rear outlook
- EPC Rating F

Offers Over £125,000



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GROSS INTERNAL AREA
 GROUND FLOOR: 4.0 m² (43 sq.ft.); FIRST FLOOR: 53.1 m² (572 sq.ft.); SECOND FLOOR: 21.2 m² (228 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 14.0 m² (151 sq.ft.)
 TOTAL : 78.3 m² (843 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Muthill is a historic conservation village in Perthshire, offering essential amenities including a garage, primary school, and churches (including the historic 12th-century Old Church Tower). It features a 9-hole golf course, a bowling green club, a pizzeria, ice cream parlour, The Coorie inn award winning (two AA Rosette) boutique hotel and restaurant with outdoor seating, The Commercial Hotel (pub) and The Commercial Café. Further amenities are available in Crieff, some 3 miles away.

FOR VIEWING:

By appointment only

Contact Lindsay on:

01764 910555

crieffproperty@lindsays.co.uk

property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.