

IRVING
GEDDES
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29 DRUMMOND STREET
MUTHILL
PERTHSHIRE
PH5 2AN

GUIDE PRICE £250,000



Irving Geddes are delighted to offer for sale this unique three bedroom architect designed detached villa enjoying a central location in the charming Perthshire village of Muthill. Built in 2012 this is an exceptionally well constructed and energy efficient home of rare character, offering accommodation over two levels. Accessed from the side into a long hall, with **bathroom, utility room & a generous double and single bedroom.** To the rear there is a large **lounge/kitchen/dining room** with vaulted ceiling, 2 French doors leading out to the decked patio and a contemporary fully fitted kitchen to one side. The **master bedroom** is located on the upper floor and has an attractive **en-suite shower room.**

The property benefits for private parking to the front with secure access to a small area to the side adjacent to the utility room door. The fully enclosed and private rear garden is south facing and has a large decked patio, area of lawn, planted beds and timber fence bordering.

Warmed by under-floor heating on the ground floor and en-suite shower room with an electric radiator in the upper bedroom. The property has timber sash and case argon filled double glazing throughout (with a double glazed Velux in the en-suite). There are photovoltaic panels fitted to the rear roof pitch & a further solar panel, providing electricity for the heating and hot water. The panels significantly reduce the electricity costs with power also sold back to the grid providing the owner with a current 'feed-in' tariff of c.£500 per annum.

A charming modern home offering much appeal & likely to be a welcome addition to the market. Early viewing is strongly advised.

Ground Floor

Lounge/Kitchen	23'10" x 13'10"	Utility Room	8'4" x 5'10"
Bathroom	6'8" x 5'10"	Bedroom Two	18'6" x 9'2"
Bedroom Three	10'2" x 7'4"		

First Floor

Master Bedroom	14'2" x 12'10"	En-Suite Shower	7'4" x 4'6"
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Services Mains water, drainage and electricity (supplemented by photovoltaic/solar panels).

Council Tax Band 'D' **Energy Rating 'B'** for efficiency

NHBC solo-build insurance valid until 2022

Directions Heading into Muthill from Crieff, passing the public park on the left, the road bends left and the property is located a short distance on the right.

Viewing by appointment through Irving Geddes W.S. on 01764 670325.

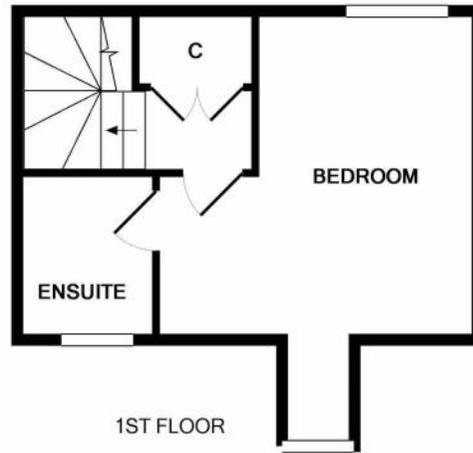
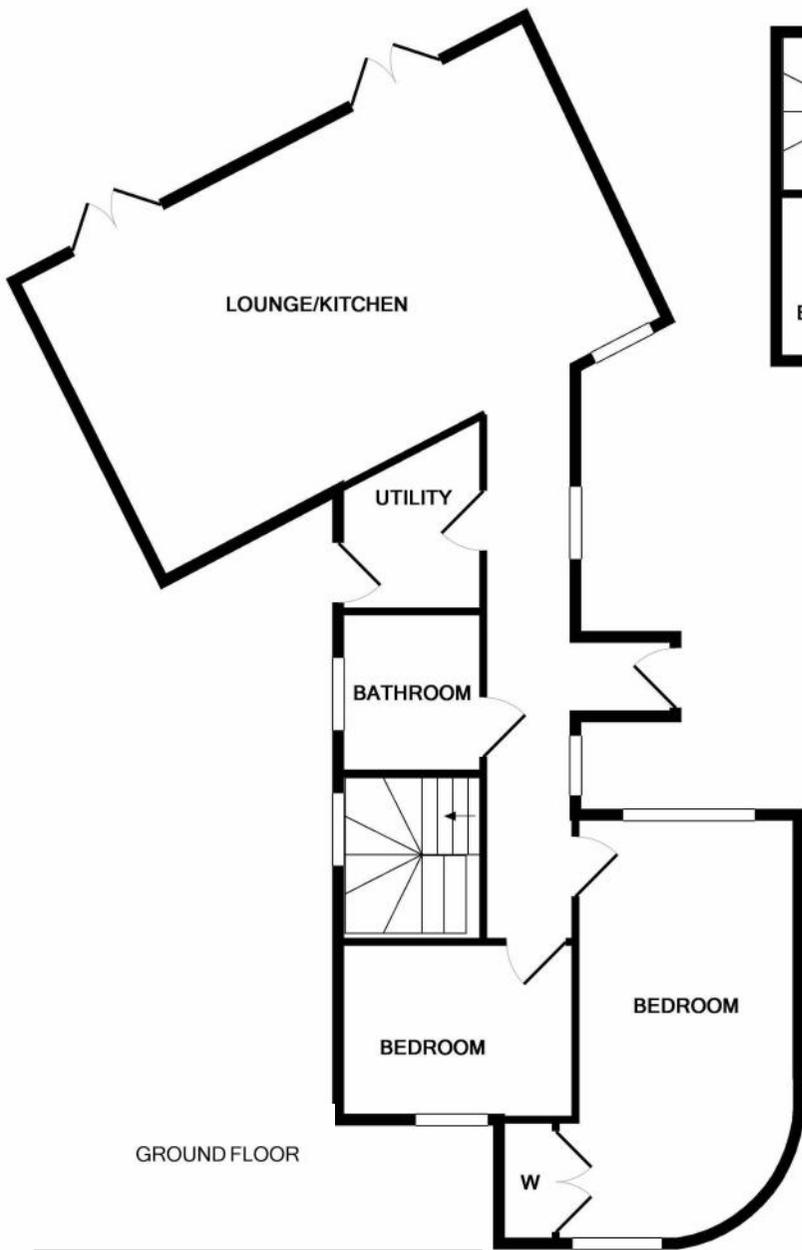




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Thinking of selling?

Call now for a free valuation of your property

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