






One bedroom ground floor flat located in the popular village of Muthill.

 1 Bed  1 Bath  1 Reception

Perfect for a first time buyer or buy to let investor, this 1 bedroom ground floor flat is located in the popular village of Muthill and benefits from a private area of garden to the rear.

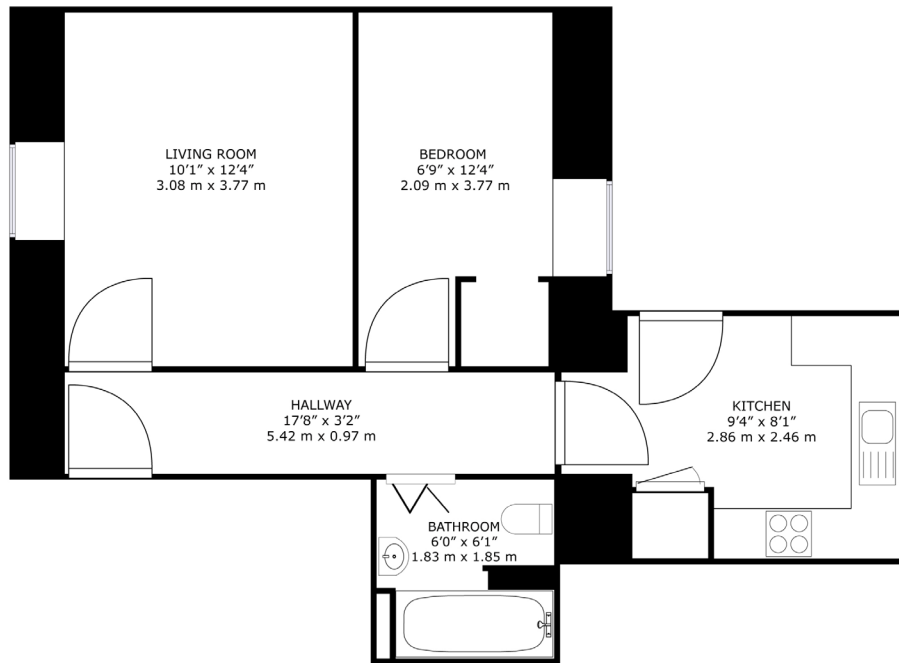
The property could benefit from a scheme of cosmetic upgrading but presents a great opportunity to get a foot on the property ladder in this community focused location. Accommodation comprises a hallway, front facing lounge, bedroom with storage cupboard, bathroom and kitchen with a door leading to the garden.

The private rear garden is fully enclosed and mainly paved with areas of planted shrubs. Parking is available on street to the front. Viewing is essential to appreciate the location and potential on offer here.

Features

- Lounge
- Kitchen
- Bedroom
- Bathroom
- Private Garden
- EPC Rating F

Offers Over £80,000



38B Willoughby Street, Muthill, Crieff, PH5 2AB

GROSS INTERNAL AREA
TOTAL: 383 sq.ft, 35.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Muthill is a historic conservation village in Perthshire, offering essential amenities including a local shop, post office, 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, an ice cream parlour, and a gastro pub with a beer garden, The Coorie Inn. Further amenities are available in Crieff, some 3 miles away.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01764 910555

✉ crieffproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.