



## 10 Wardside, Muthill, PH5 2AS

Offers Over £192,500



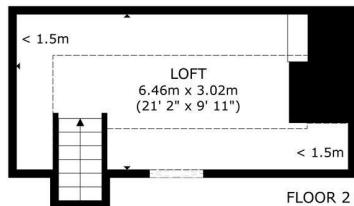
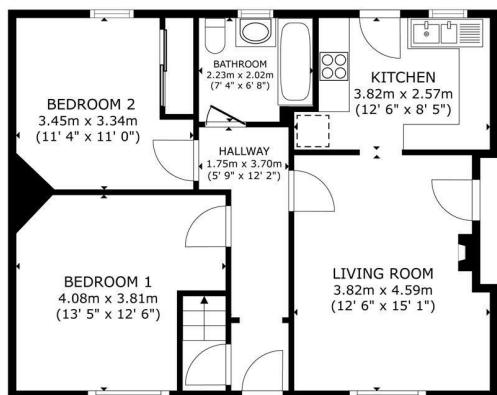
Upon entering, you are welcomed into a bright entrance hall that leads to a spacious living room with a log burning stove. The well-appointed modern kitchen provides a functional space, while the two bedrooms offer ample room for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this cottage is the large attic room, currently utilised as an office/snug, which presents a versatile space that could easily be adapted to suit your needs, whether as a bedroom/study, playroom, or additional storage.

The property benefits from wet electric heating and double-glazed windows throughout, ensuring warmth and energy efficiency. Set on a generous plot, the cottage boasts a front garden that enhances its curb appeal and provides a lovely outdoor space for enjoying the fresh air. There is off street parking available for a number of cars leading to the car port.

The property enjoys a fantastic location within the village, surrounded by a mix of character homes. While Muthill offers a selection of local amenities, a wider range of shops, services, and leisure facilities can be found in the nearby town of Crieff, just four miles away.

- 2 bedrooms
- Large attic room
- Modern kitchen
- Log burning stove
- Double glazed windows
- Private rear garden
- Off-street parking
- Quiet location



### 10 Wardside, Muthill, PH5 2AS

GROSS INTERNAL AREA  
FLOOR 1: 66.0 m<sup>2</sup> (710 sq.ft.) FLOOR 2: 9.4 m<sup>2</sup> (102 sq.ft.)  
EXCLUDED AREAS - REDUCED HALLROOM 10.6 m<sup>2</sup> (114 sq.ft.)  
TOTAL: 75.4 m<sup>2</sup> (812 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland	
EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. [sales@premierpropertiesperth.co.uk](mailto:sales@premierpropertiesperth.co.uk)

[www.premierpropertiesperth.co.uk](http://www.premierpropertiesperth.co.uk)