



Galbraith  
FOR SALE

# DUNVEGAN

37 WILLOUGHBY STREET, MUTHILL, CRIEFF







# DUNVEGAN, 37 WILLOUGHBY STREET, MUTHILL, CRIEFF

Delightful family home set in a lovely rural village location.

Crieff 3.6 miles ■ Auchterarder 7.3 miles ■ Stirling 18.4 miles  
Perth 21.1 miles

Offers Over £350,000

- 3 reception rooms. 3 bedrooms
- Lovely reception spaces with ample natural light
- Three well-proportioned double bedrooms
- Pretty and well maintained private garden
- Commutable location close to the A9



**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com

 OnTheMarket



### SITUATION

37 Willoughby Street is situated in the pretty village of Muthill in central Perthshire. Muthill is a delightful village with a garage, nursery, primary school, and two restaurants and is surrounded by the easily accessible Perthshire countryside. It has an active community with a range of village focused events throughout the year. The popular and highly sought after town of Crieff, just three miles north provides a superb range of amenities including secondary and primary schooling, supermarkets, cafes and restaurants, independent and national retailers as well as a superb community centre. Crieff also has a range of lovely attractions such as the Hydro hotel, the Glenturret Distillery and a range of galleries. Approximately 7 miles south is the town of Auchterarder, which provides further amenities including a butcher, greengrocer, cafes and restaurants, schools, a medical centre and a well-regarded community centre. Auchterarder is also home to the famous Gleneagles Hotel with various restaurants, golf courses and recreational activities. The Gleneagles train station has regular services to Edinburgh, Glasgow and the sleeper to London.

The 'Fair City' of Perth, roughly 21 miles east, and Stirling, approximately 18 miles south, both offer further facilities including national retailers, cinema, restaurants and national transport links from the bus and train stations. Edinburgh and Glasgow can both be reached in approximately an hours drive.

### DESCRIPTION

37 Willoughby Street is a lovely three bedroom detached property which sits in the heart of the village. With generous reception spaces on the ground floor this a wonderful family home. There is a spacious dual aspect kitchen/dining room which enjoys garden access, wood burning stove and provides an ideal hub for family life. The cosy sitting room has a wood burning stove and leads directly to a lovely sunroom with French doors overlooking the beautiful garden. The first floor boasts a spacious dual aspect master bedroom with ensuite, two further double bedrooms facilitated by a family bathroom, and a linen cupboard.

### ACCOMMODATION

Ground Floor: Kitchen / Dining Room, Sitting Room, Sunroom, WC, Storage Cupboard.

First Floor: Master Bedroom with Ensuite, 2 Double Bedrooms, Family Bathroom, Linen Cupboard, loft access.

### GARDEN (AND GROUNDS)

37 Willoughby Street has a lovely garden to the rear of the property, primarily laid to lawn, with a patio area and a super selection of mature trees, hedgerows and shrubs lining the boundary. It can be accessed from both the kitchen and Sunroom as well as via a right of access though the side gate to the south. There is also a large shed with an electricity supply.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile Signal
Mains	Mains	Mains	Freehold	Oil	Band E	E	Yes	Yes

### DIRECTIONS

Upon entering Muthill from the east via Station Road, take a left onto Willoughby Street. The property is approximately 150 metres on the left hand side.

### POST CODE

PH5 2AB



### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: //served.seaside.bloom

### SOLICITORS

Thorntons Law, Whitefirears House, 7 Whitefriars Crescent, Perth, PH2 0PA. T: 01738 621212

### LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. T: 01738 475000

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





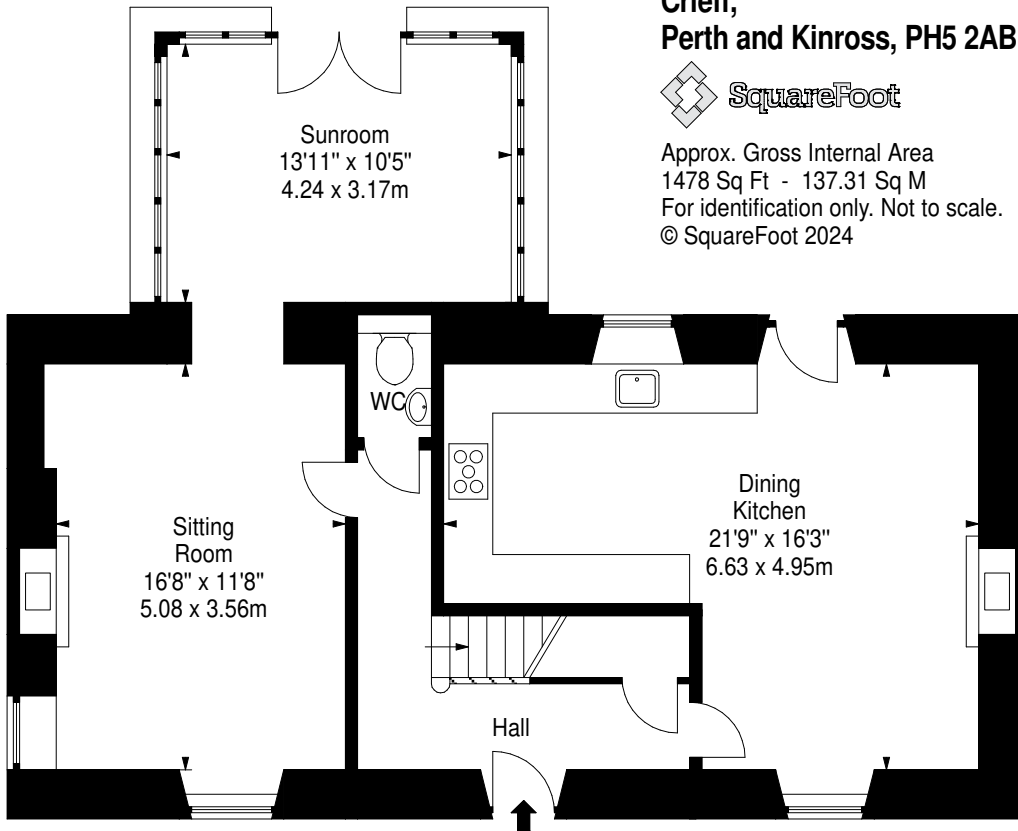




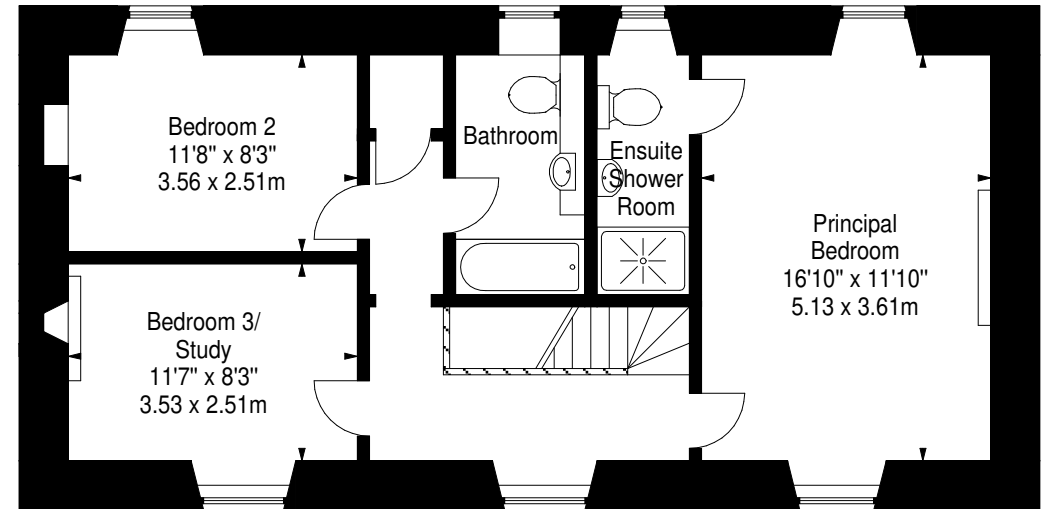
Willoughby Street,  
Muthill,  
Crieff,  
Perth and Kinross, PH5 2AB



Approx. Gross Internal Area  
1478 Sq Ft - 137.31 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor

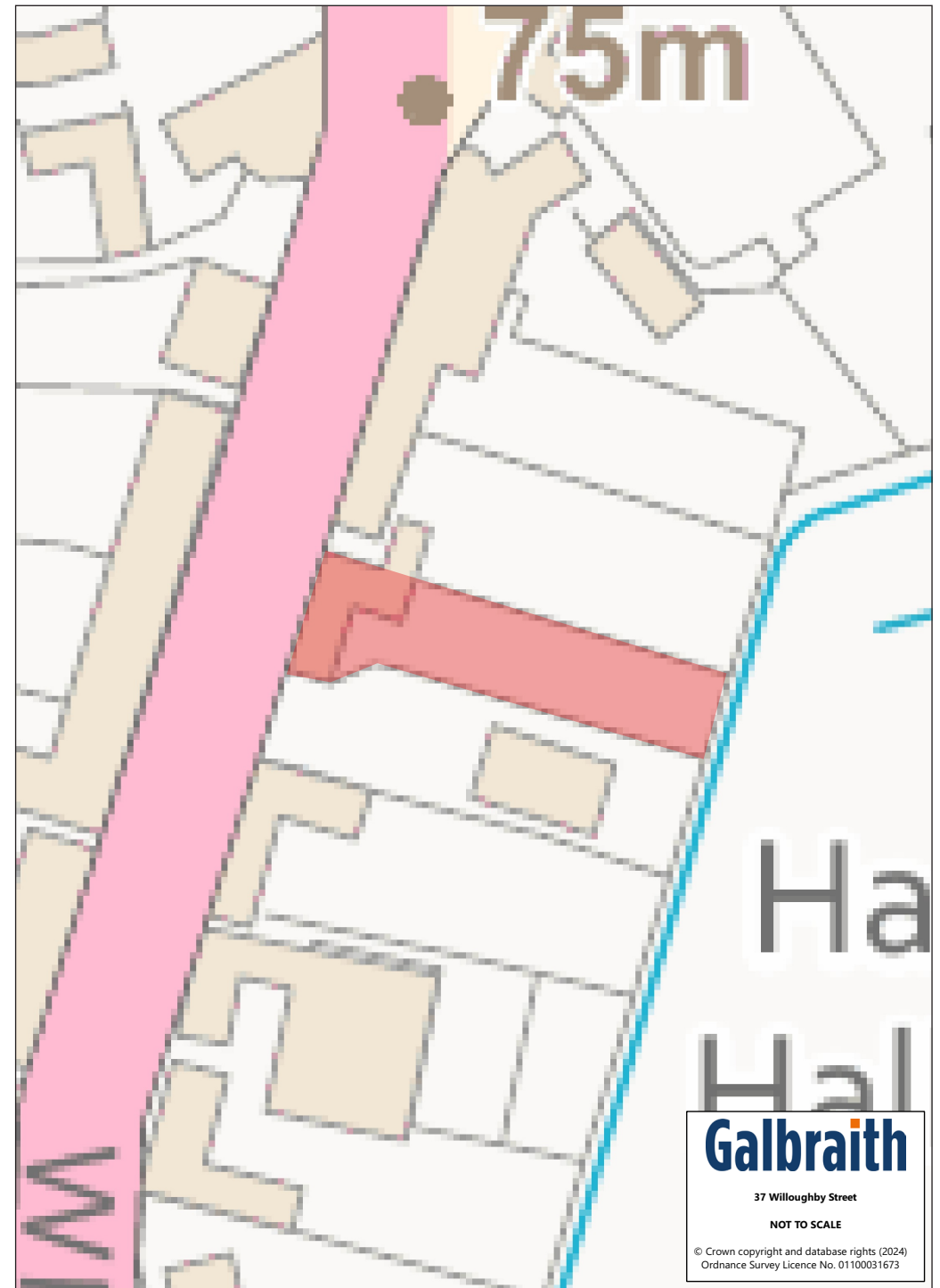
### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024.













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