



Fernleigh Logiealmond Road, Methven, PH1 3SZ  
Offers over £330,000

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# Fernleigh Logiealmond Road Methven, PH1 3SZ

- Charming country home
- Generous garden grounds
- High degree of privacy
- Modern kitchen
- Detached garage and separate workshop/studio
- 3 bedrooms 2 en-suite
- Fine country views
- Spacious lounge
- Sunny conservatory
- Easy access to travel links

Home Report Value £350,000. Fernleigh is a wonderful and truly charming 3 bedroom country home, located just 2 miles from the Perthshire village of Methven and 7 miles from Perth. Nestled centrally within very generous garden grounds, the property enjoys a high degree of privacy, lovely views and easy access to amenities and travel links. Presented in move-in condition, it also features oil central heating, double glazing, two en-suites, a modern kitchen, bright conservatory, plenty of off-street parking, a detached garage and an array of colourful plants and shrubs surrounding sweeping areas of lawn.

On the ground floor there is an entrance porch, central hallway with stairs to the upper floor, a generous lounge, modern kitchen, conservatory, bathroom and two double bedrooms with one also featuring it's own en-suite shower room. The upper floor consists of a large double bedroom with an en-suite shower room and some fine views across the surrounding countryside. The property sits centrally within the generous garden grounds which may offer scope for extending the living space. The grounds feature large areas of lawn, mature trees and shrubs, hedging, some pleasant seating areas, a useful workshop/studio (20'1" x 10'1"), detached garage (19'3" x 19'5") and a gated driveway.

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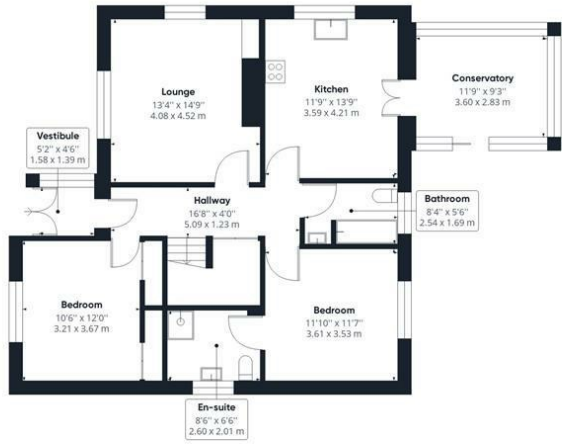


## Location

The property forms part of a small cluster of properties located on the road to Logiealmond and Harritetfield and just 2 miles from Methven. The village offers many local amenities including local convenience store, nursery, primary school, parklands/playing fields, various country walks, a popular village inn and highly regarded Indian restaurant. There is also a number of social events and activities within the local community and regular bus route within the village and road links to Perth and the dual-carriageway linking various destinations across the country.







Ground floor



Floor 1

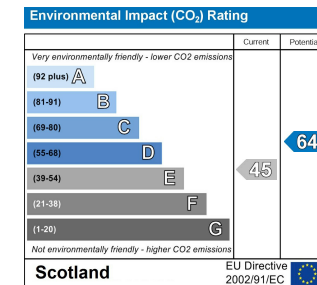
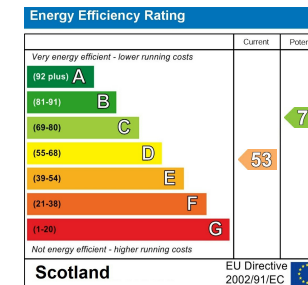
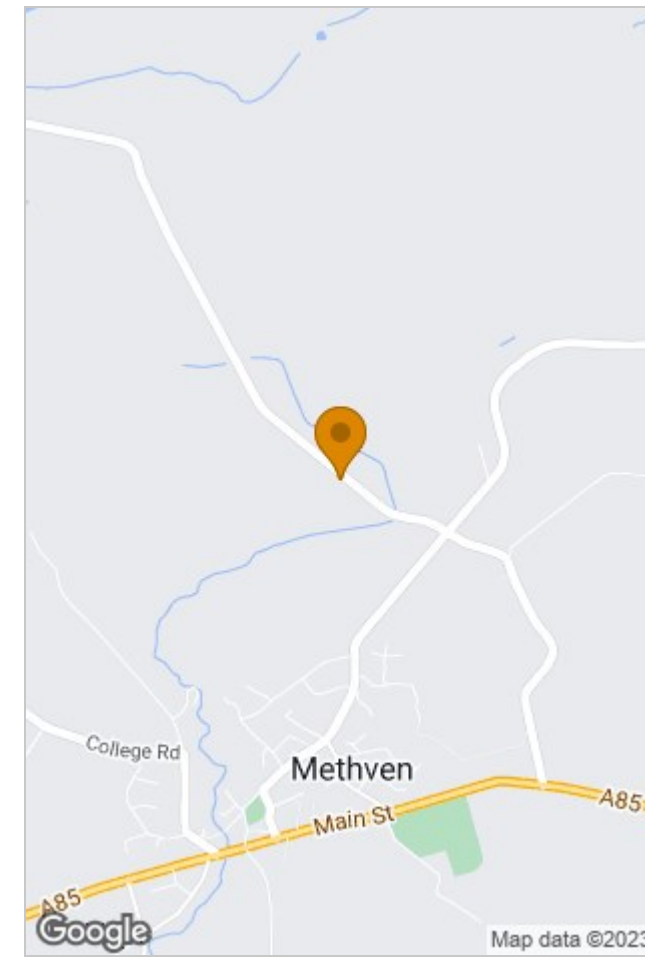


Approximate total area<sup>(1)</sup>  
1216.74 ft<sup>2</sup>  
113.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

