

Denbank Sauchob Road, Methven, PH1 3PR


Possible
Making it Possible



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Denbank Sauchob Road, Methven, PH1 3PR

- Exceptionally spacious detached home
- 5 double bedrooms 1 en-suite
- 3 reception rooms
- Tranquil elevated location
- Excellent views

- Very private garden grounds
- Gas central heating
- Wealth of off-street parking
- Double glazing
- Ample storage space

This exceptionally spacious 5 bedroom 3 reception room detached home enjoys a tranquil, elevated position within the Perthshire village of Methven. Boasting some lovely views and set within generous garden grounds, the property boasts versatile accommodation throughout with further scope to extend or reconfigure the internal layout to suit individual tastes. It also features a wealth of off-street parking, gas central heating, double glazing and plenty of storage space.

On the ground floor there is a useful boot room and a large utility room. Onto the next floor there is an entrance vestibule, an impressive reception hall, formal dining room, kitchen, a smaller utility room, cloakroom WC, double bedroom and then a small set of stairs leading up to a large living room with open access into a bright sitting room. Onto the top floor there is a master bedroom with en-suite shower room, a family bathroom and three additional double bedrooms. The property sits centrally within the generous garden grounds which enjoy a very high degree of privacy and some fine views. The grounds consists of large areas of lawn, mature trees and shrubs and some lovely covered seating areas.

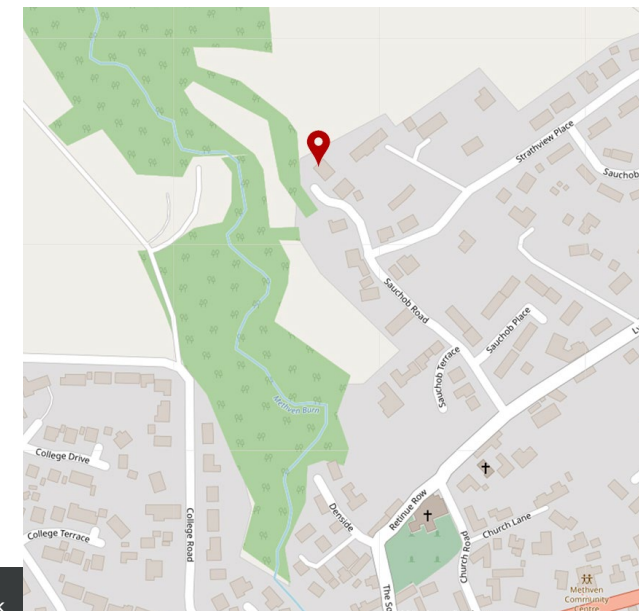






LOCATION

The property enjoys a convenient location within the village with easy access to the 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 (6 miles) and the dual-carriageway linking various destinations across the country. The property is also located within the catchment area for the new Berth Park secondary school.



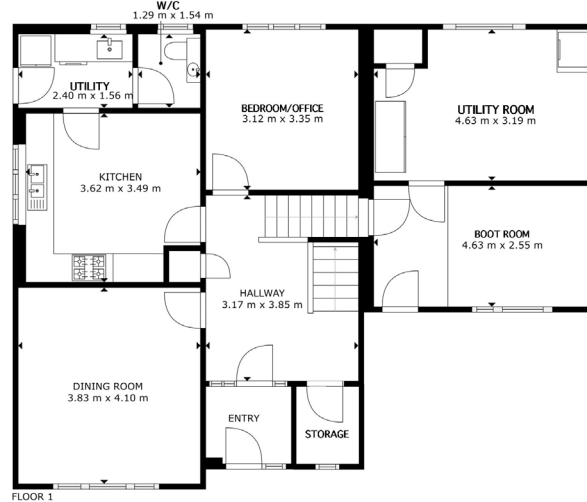


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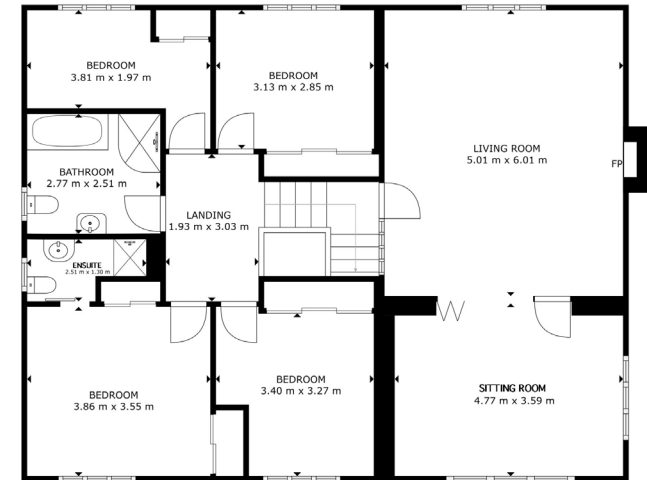


IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



FLOOR 1



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 92 m², FLOOR 1: 122 m²
 TOTAL: 214 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.