



19 Main Street, Methven, PH1 3PU
Offers over £159,000

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- Notably generous villa
- Dual-aspect living room
- Freshly decorated
- Gas central heating
- Large bathroom
- 3 double bedrooms
- Dining kitchen
- South-facing rear garden
- Double glazing
- Close to village amenities

This notably spacious 3 bedroom villa enjoys a convenient, central location within the Perthshire village of Methven. Fresh decorated throughout, the property would benefit from some modernisation and boasts light and airy accommodation across its two floors. It also features a private garden south-facing garden to the rear, double glazing and gas central heating.

On the ground floor there is an entrance hallway with deep storage cupboard, spacious living room, dining kitchen and a bathroom. On the first floor there are three generous double bedrooms. The garden to the rear enjoys a sunny south-facing aspect with views across neighbouring fields and also features a slabbed patio and stone chips.



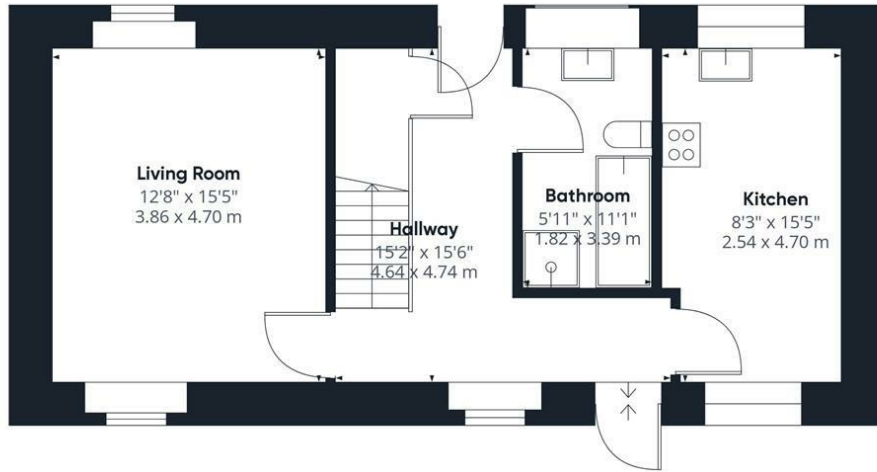


Location

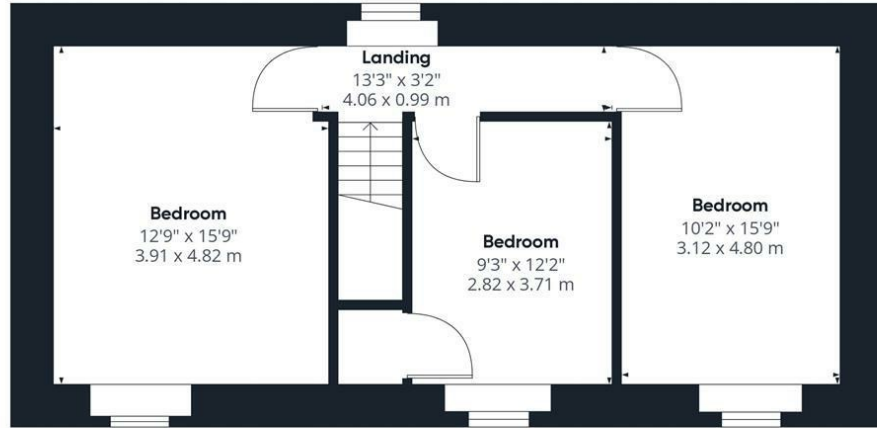
The property enjoys a convenient location within the village with easy access to the local amenities including local convenience store, nursery, primary school, parklands/playing fields, various country walks, a popular village inn and highly regarded Indian restaurant. There is also a number of social 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.







Ground floor



Floor 1

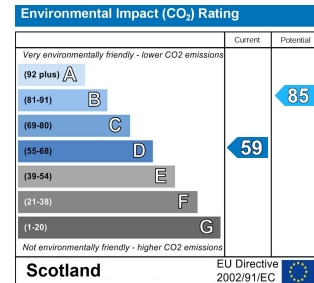
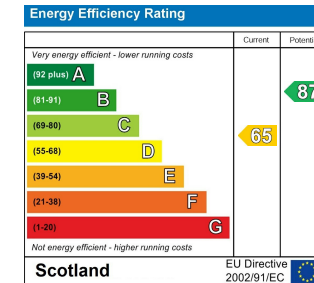
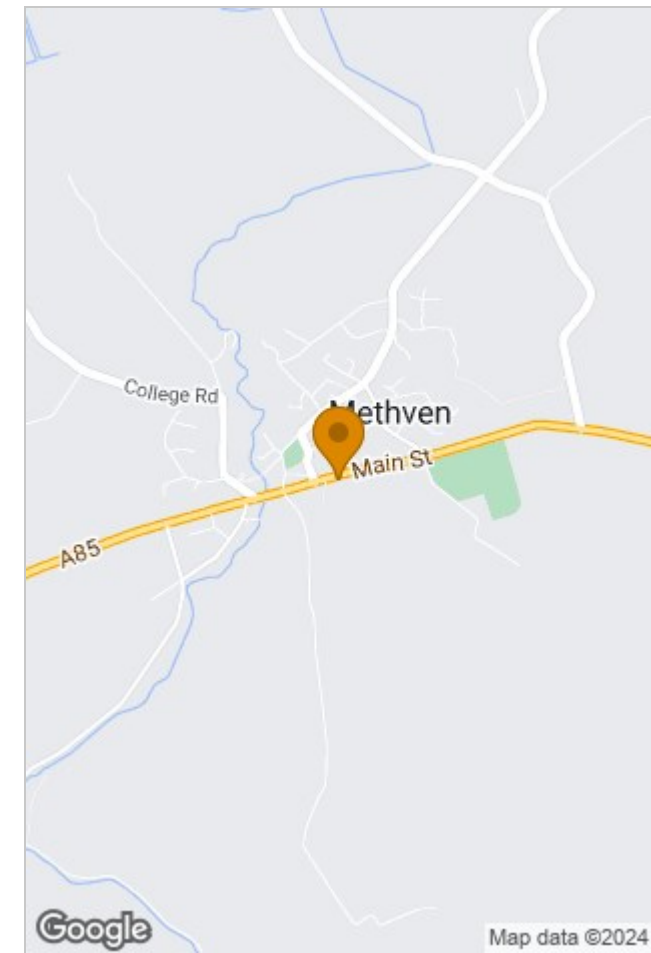


Approximate total area⁽¹⁾
1135.66 ft²
105.51 m²

(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.

