



Allyn House Seven Acres, by Methven, PH1 3SU

Offers over £467,000



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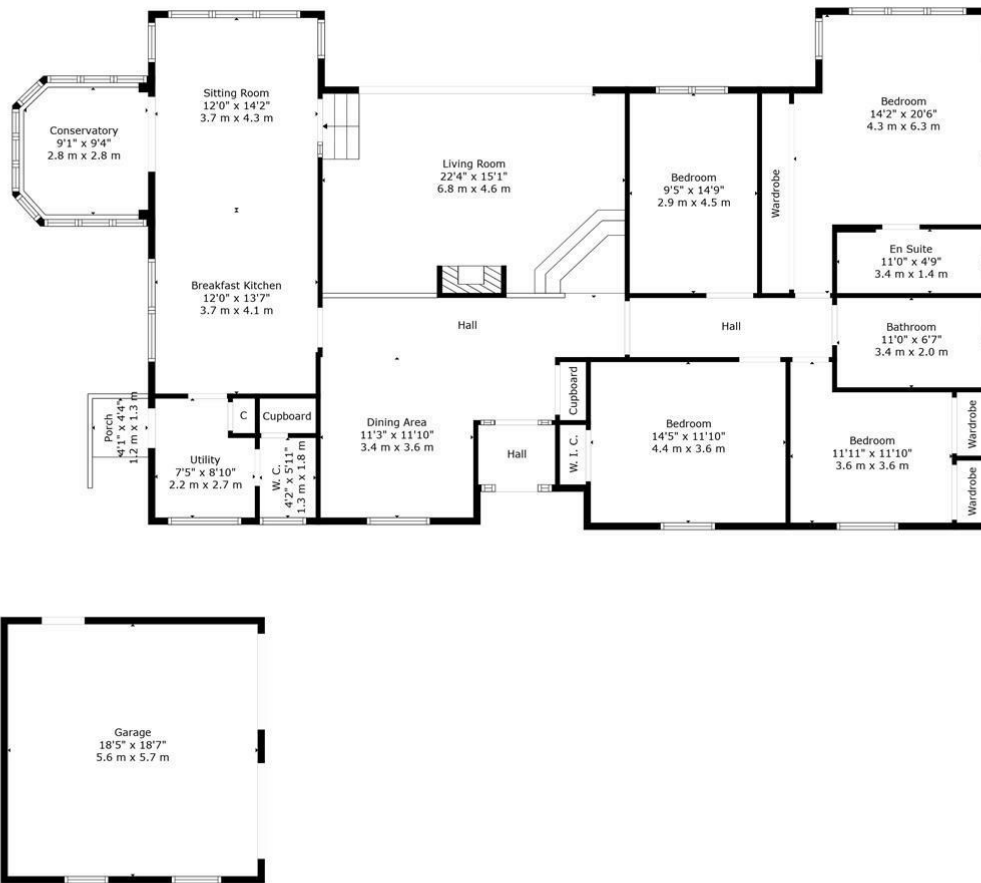


Situated within the former walled garden of Methven Castle, this superb home boasts notably light and spacious accommodation spread across one level. Nestled amongst mature trees and enjoying a high degree of privacy, it also boasts secluded garden grounds extending to over ½ an acre in total – including sprawling areas of lawn, an array of colourful shrubs and plants, many seating areas including a Gazebo, a fully equipped garden office, external store room and a large greenhouse. It also features gas central heating, double glazing, excellent storage space, a wealth of off-street parking and a double garage.

- Secluded detached bungalow
- Beautifully manicured garden grounds
- High degree of privacy
- Fully equipped garden office
- 4 double bedrooms 1 en-suite
- Wealth of parking, double garage and carport
- Easy access to travel links
- Gas central heating & double glazing

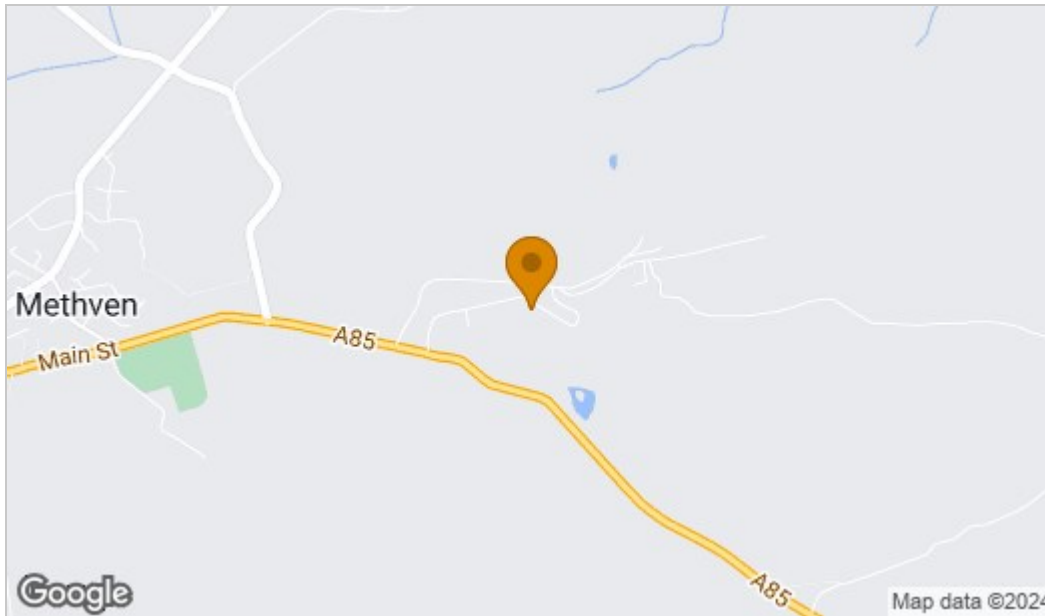






TOTAL: 2136 sq. ft, 198 m2
FLOOR 1: 2136 sq. ft, 198 m2
EXCLUDED AREAS: GARAGE: 343 sq. ft, 32 m2, PORCH: 18 sq. ft, 2 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		64	78
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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.

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