



18 College Place, Perth, PH1 3QN  
Offers over £195,000







## 18 College Place Perth, PH1 3QN

- Semi-detached bungalow
- Spacious lounge with large window
- Recently upgraded bathroom
- Private front and rear gardens
- Double glazing and gas central heating
- Two double bedrooms with wardrobes
- Stylish, modern fitted kitchen
- Bright, neutral décor throughout
- Off-street parking & garage
- Move-in condition

Nestled in the peaceful village of Methven, 18 College Place is a beautifully presented 2-bedroom semi-detached bungalow that offers bright, modern living across one level. This recently refurbished home is ideal for buyers seeking comfort, style, and convenience in a charming rural setting.

The property welcomes you with a spacious entrance hallway that leads into a generously sized lounge, finished in neutral tones with new carpeting and large picture windows that flood the room with natural light. The newly fitted kitchen is sleek and modern, with stylish tiled splashbacks and ample countertop space—perfect for everyday cooking or entertaining. Both double bedrooms are well-proportioned and come with fitted mirrored wardrobes, offering practical storage without compromising on space. The elegant bathroom is freshly renovated, featuring a white suite with a bath and overhead shower, modern tiling, and chrome fittings for a touch of luxury. Externally, the property enjoys private front and rear gardens. The rear garden includes a patio area and shed, offering a peaceful spot for outdoor dining or gardening. A private driveway and garage provide off-street parking. With gas central heating, double glazing, and stylish updates throughout, this turnkey home is ready for its new owners.

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## Location

Methven is a thriving Perthshire village offering a blend of rural charm and excellent connectivity. Just seven miles west of Perth, it boasts local amenities including a primary school, shop, post office, and cosy eateries. The community is well-served by bus links and close to the A85, providing easy access to Perth, Crieff, and beyond. Outdoor enthusiasts will enjoy nearby walks, cycling routes, and countryside views. With a strong community feel, peaceful surroundings, and proximity to major transport links, Methven is an ideal choice for buyers seeking a tranquil lifestyle with the convenience of town and city access nearby.



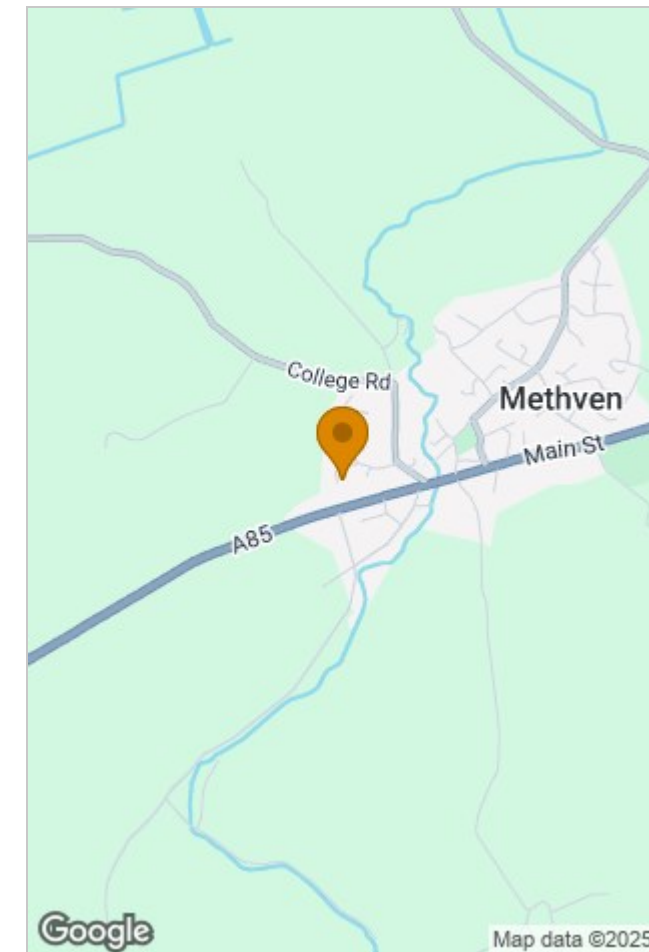








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**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland 2002/91/EC	71	87

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland 2002/91/EC	69	86

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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