



**Premier  
Properties**  
Perth



## 4 College Terrace, Perth, PH1 3UH Offers Over £175,000

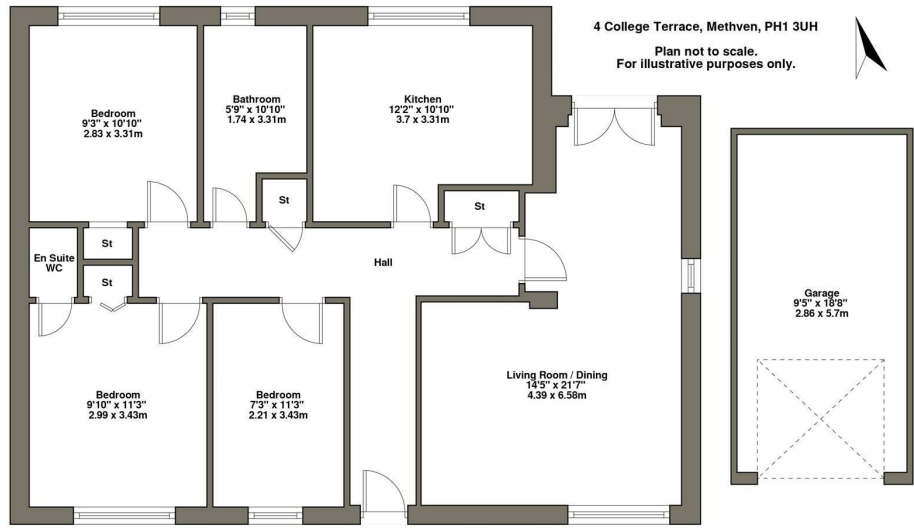
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The property features three bedrooms - all of which are fitted with wardrobes and one benefiting from an en suite toilet, a good sized lounge/dining area, fitted kitchen/dining area, and family bathroom. Warmth is provided by gas central heating and the property is fully double glazed.

College Terrace could not be better located to access all that Methven has to offer including the local post office, primary school, bowling club and children's play park. A good bus service links Methven both to Perth and Crieff. The sought-after village of Methven is also close to all amenities in Perth and perfectly situated for Inveralmond & Broxden Roundabouts, giving quick access to Inverness, Glasgow & Edinburgh.

- 3 Bedrooms
- En Suite Toilet
- Garage
- Gas Central Heating
- Private Driveway
- Private Rear Garden





| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 68                       | 88        |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
| 65   | 88        |



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