



**Premier
Properties**
Perth



Nampara Retinue Row, Perth, PH1 3PF

Offers Over £309,950



The accommodation is arranged over two levels and begins with a welcoming entrance hall that sets the tone for the rest of the home. The spacious living room is a warm and inviting space, featuring a wood-burning stove and direct access to a lovely decked area—ideal for relaxing or entertaining. The modern kitchen and dining area is thoughtfully designed with integrated appliances and flows through to a bright and airy garden room, which also benefits from a wood-burning stove, making it a perfect all-year-round retreat. Also on the ground floor is the third bedroom, along with a stylish and well-appointed family bathroom.

Upstairs, you'll find two generously proportioned double bedrooms, both offering excellent storage solutions. The principal bedroom further benefits from a sleek en suite shower room, adding an extra touch of convenience and comfort.

Externally, the property is surrounded by an attractive decked area that offers open views and provides the ideal spot for outdoor dining or enjoying the peaceful setting during the summer months. There is ample off-street parking available for multiple vehicles, in addition to a detached garage.

With gas central heating and double glazing throughout, Nampara is as practical as it is charming. This unique home combines privacy, space, and style in a sought-after village location—an opportunity not to be missed.

Nampara 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 spacious reception rooms
- Located on Retinue Row
- Close to local amenities
- Easy access to transport links
- Ideal for families
- Viewing highly recommended
- Peaceful residential area
- Rare to the market



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



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