

Simple Approach



Estate Agents



**6 Meadow Sweet College Road, Perth  
PH1 3PB**

**Offers over £192,950**

Simple Approach are pleased to welcome this detached bungalow on College Road to the residential sales market. Set within the ever desirable, tranquil village of Methven this lovely property is ideally placed to take advantage of all the excellent local amenities found just a short walk away such as shops, local restaurants and bars. This home comes to the market in need of modernization throughout and holds ample potential. Accommodation is generous and set across one accessible floor, comprising of; an entrance vestibule, hallway, bright and spacious lounge, sizeable kitchen, two generous bedrooms and a shower room. Practical attributes include gas central heating, double glazing, large private driveway and a single garage. This property has so much to offer and is the ideal purchase for any small family or first time buyer looking to be within a peaceful village area. Viewing is absolutely essential to appreciate the overall fantastic property on offer.

### Lounge

16'9" x 11'0" (5.12 x 3.36)

### Kitchen

11'9" x 9'10" (3.60 x 3.02)

### Utility Room

8'2" x 4'4" (2.50 x 1.34)

### Master Bedroom

12'7" x 10'11" (3.84 x 3.35)

### Bedroom Two

11'9" x 9'9" (3.60 x 2.98)

### Shower Room

8'1" x 8'3" (2.47 x 2.53)



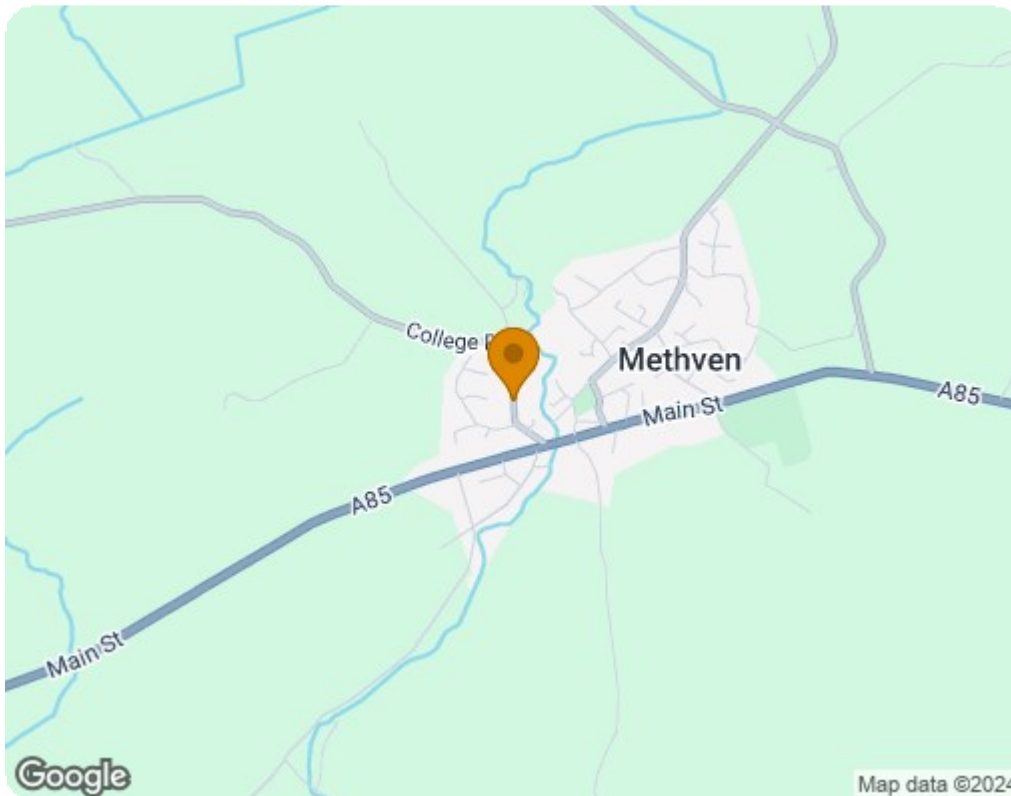


- Detached Bungalow
- Bright & Spacious Lounge
- Single Garage
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Highly Sought After Village Location
- Sizeable Kitchen
- Large Private Driveway





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1059659)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC