

Simple Approach



32 Lynedoch Road, Methven  
PH1 3PN

Offers over £374,950

A three bed detached two storey cottage, presented in immaculate condition and offering the perfect space for any growing family or mature couple. Lyndoch Road is located within a highly popular residential village and the home is well situated for quick access to a range of local amenities such as parks, shops, primary schooling and restaurants found in the village just seconds away.

Accommodation is generous and formed over two storeys, spanning to approximately 134 square meters. This home is accessed via an entrance garden room / reception room at the back of the property leading to a dining room, contemporary fitted kitchen which enjoys high quality fixtures, an attractive lounge with a multi-fuel stove feature, a downstairs bathroom and a further office space / downstairs bedroom. Ascending to the first floor there are two further bedrooms and a chic shower room.

The home reaps the benefits of a substantial very well manicured rear garden, one sizeable garage, one large workshop and woodstores. Practical attributes include gas central heating, double glazing and a large private driveway with gates to the front of the property.

Lyndoch Road has so much to offer and is the ideal purchase for any growing family or buyer looking for a great amount of living space, seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful home on offer at this exceptional property.

**Down Reception Room / Conservatory**  
13'0" x 7'6" (4.58 x 2.51)

**Master Bedroom**  
13'1" x 11'0" (4.0 x 3.36)

**Dining Room**  
9'11" x 14'9" (3.03 x 4.52)

**Bedroom Two**  
10'4" x 15'7" (3.17 x 4.76)

**Kitchen**  
13'8" x 12'6" (4.17 x 3.83)

**Upstairs Shower Room**  
9'3" x 7'1" (2.83 x 2.18)

**Lounge**  
14'0" x 15'7" (4.28 x 4.75)

**Downstairs Bathroom**  
9'10" x 8'1" (3.01 x 2.47)

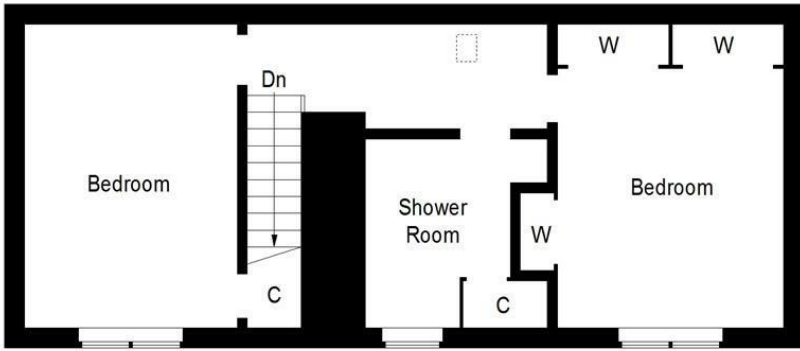
**Downstairs Office / Bedroom Three**  
14'11" x 10'4" (4.55 x 3.15)



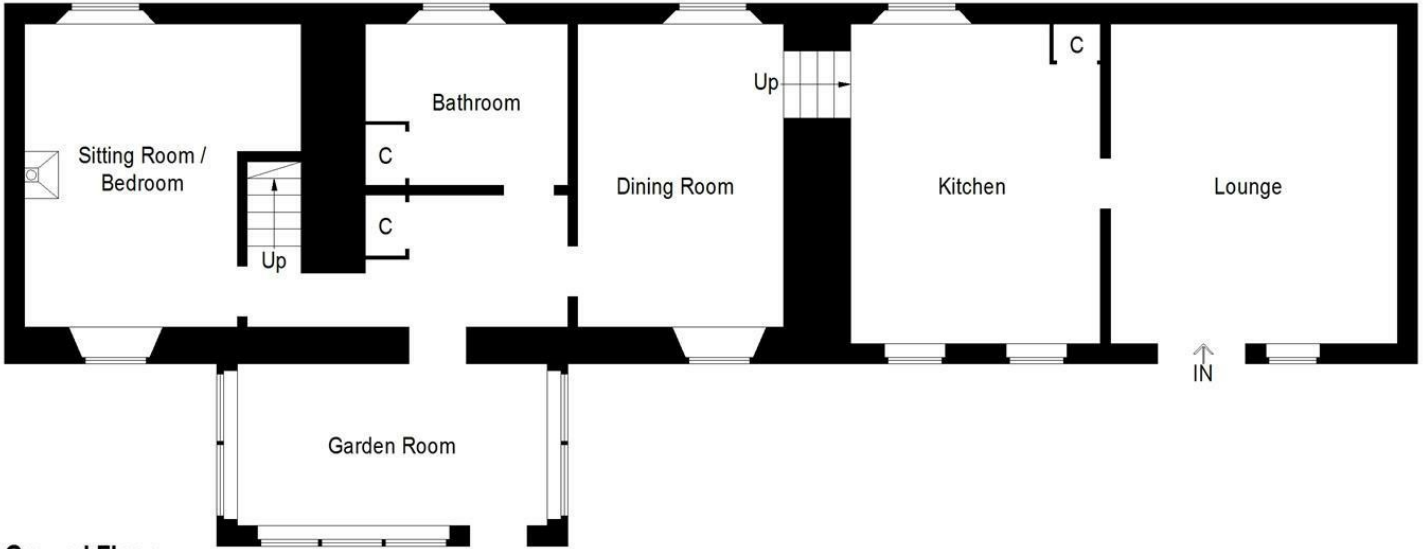


- Impressive Detached Two Storey Cottage
- High Quality Fitted Kitchen
- Chic Downstairs Bathroom & Upstairs Shower Room
- Gas Central Heating & Double Glazing
- Substantial Garden Grounds
- Bright & Spacious Lounge
- Bespoke Solid Oak Doors With Cast Iron Fittings
- Three Generous Bedrooms
- Two Multi Fuel Stoves
- Highly Sought After Village Location





First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083425)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		66	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	