

Simple Approach



54 Main Street, Perth
PH1 3PT

Offers over £138,995

This spacious and well-presented three-bedroom maisonette is situated in the charming village of Methven, offering a perfect blend of modern comfort and traditional character. Spanning two levels, the property provides generous living space, ideal for families, professionals, or those looking for a peaceful village setting.

The property comprises of; a bright hallway leading to a spacious lounge with large windows, allowing for plenty of natural light. The modern kitchen is well-equipped with ample storage and workspace, making it ideal for home cooking and dining. The property features three well-proportioned bedrooms, each offering comfortable accommodation with a master ensuite shower room, and a contemporary family bathroom with shower over bath facility.

The maisonette benefits from gas central heating, double glazing, and neutral décor throughout, ensuring a warm and inviting atmosphere. Externally, there is ample parking to the front. Located on Main Street, this home enjoys a convenient position close to local amenities, including shops, schools, and transport links to Perth and beyond. With its spacious layout and desirable location, this property presents an excellent opportunity for a variety of buyers.

Lounge

15'9" x 14'2" (4.82 x 4.34)

8'0" x 6'6", 157'5" (2.44 x 2.48)

Kitchen

18'8" x 8'4" (5.71 x 2.56)

Master Bedroom

10'10" x 16'4" (3.32 x 4.99)

En-Suite Shower Room

3'9" x 6'6", 62'4" (1.16 x 2.19)

Bedroom Two

12'3" x 12'5" (3.74 x 3.81)

Bedroom Three

11'11" x 13'7" (3.65 x 4.16)

Bathroom





- Well Presented Maisonette Flat
- Three Generous Bedrooms - Master • Sizeable Kitchen / Dining Area
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Ample On Street Parking

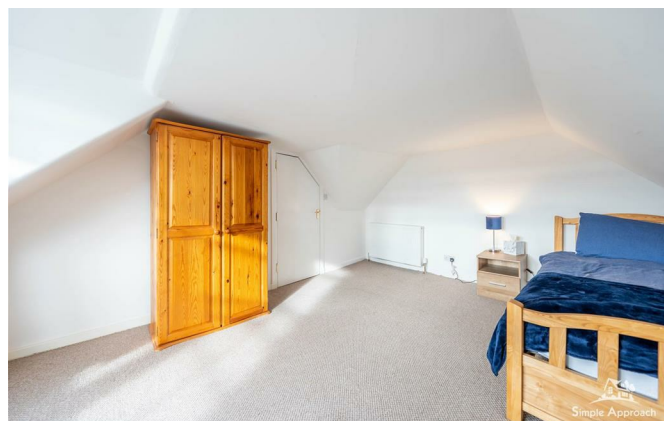
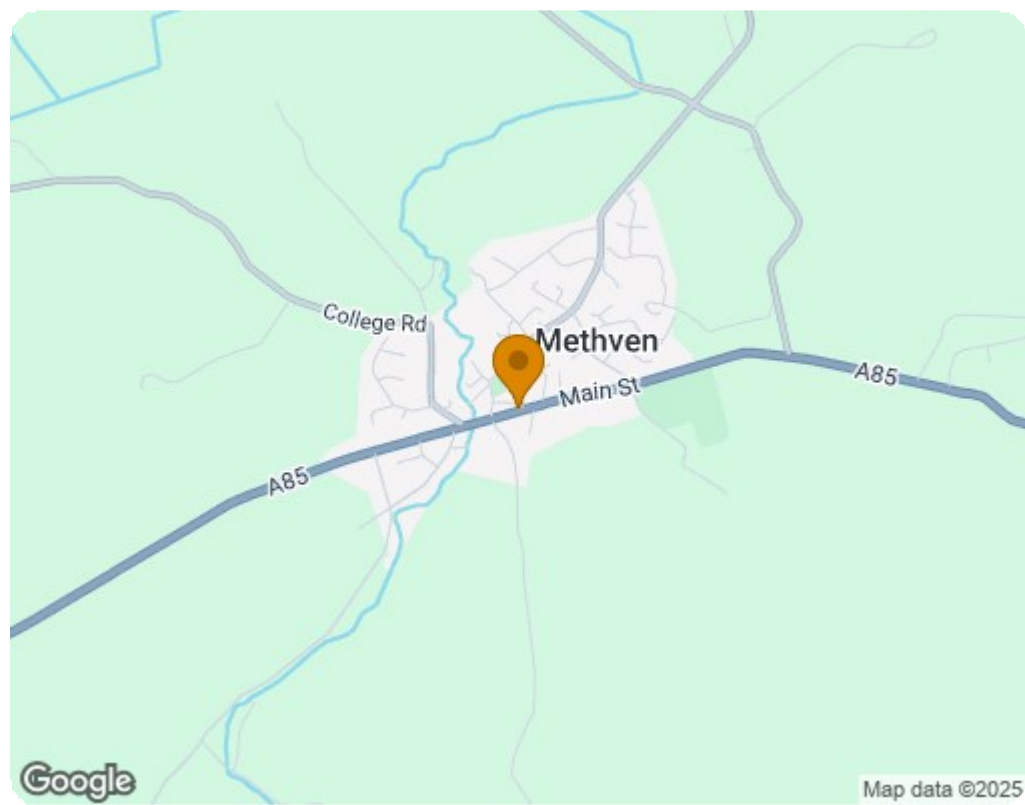




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1179087)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		