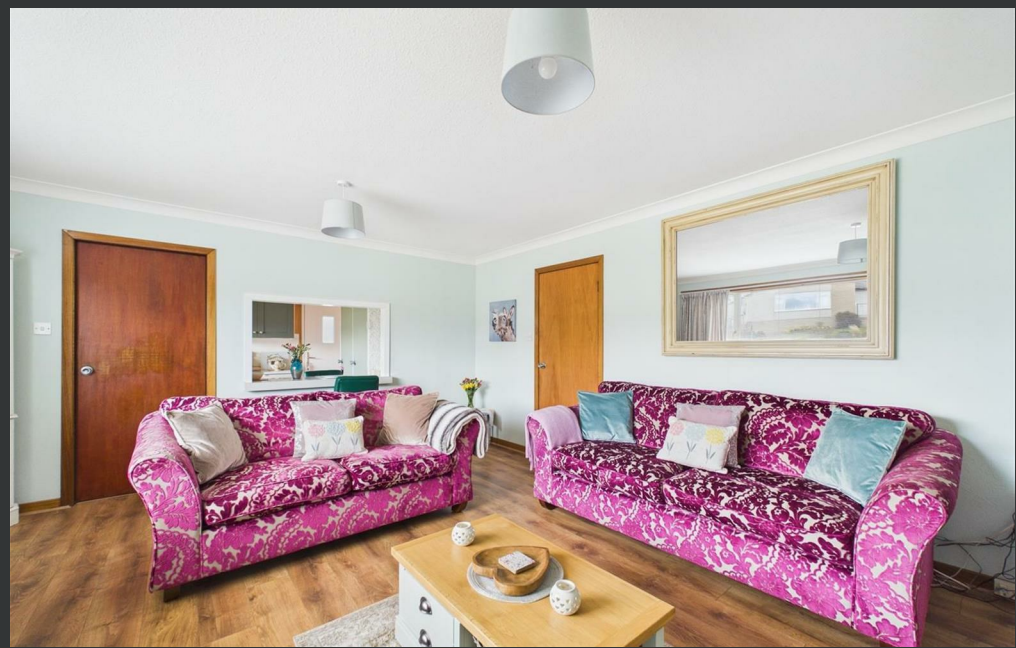




26 College Place, Perth, PH1 3QN  
Offers over £245,000

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## 26 College Place Perth, PH1 3QN

- Detached bungalow in quiet residential area
- Well-equipped kitchen with good storage
- Additional sunroom overlooking garden
- Neatly presented bathroom with bath
- Private, well-maintained garden
- Bright and spacious lounge
- Separate dining room/3rd bedroom
- Two comfortable bedrooms
- Detached garage and driveway
- Sought-after village location

This well-presented detached bungalow offers comfortable and flexible accommodation in a peaceful residential setting within the popular village of Methven. The property is tastefully decorated throughout and benefits from a bright and spacious layout, ideal for a range of buyers.

The welcoming lounge is a generous living space, enhanced by large windows that flood the room with natural light and create a warm, inviting atmosphere. The kitchen is neatly arranged with ample storage and workspace, providing a practical area for everyday use. A separate dining room offers a dedicated space for meals and entertaining, while a delightful sunroom to the rear provides further living space and enjoys views over the garden. There are two well-proportioned bedrooms, both thoughtfully presented, offering comfortable accommodation. The dining room also offers flexibility and could alternatively be utilised as a third bedroom, depending on individual requirements. The bathroom is neatly finished and fitted with a bath and overhead shower. Externally, the property enjoys a well-maintained garden, providing a pleasant outdoor space to relax or entertain. A detached garage and driveway offer convenient off-street parking.

Offers over £245,000





## Location

Methven is a highly desirable village located just west of Perth, offering a charming rural setting while remaining within easy reach of city amenities. The village provides a range of local facilities including shops, a primary school, and leisure options, along with a strong sense of community. Excellent transport links connect Methven to Perth and beyond, making it ideal for commuters. Surrounded by picturesque countryside, the area offers plenty of opportunities for outdoor activities such as walking and cycling. With its blend of convenience and tranquillity, Methven continues to be a popular choice for a wide range of buyers.





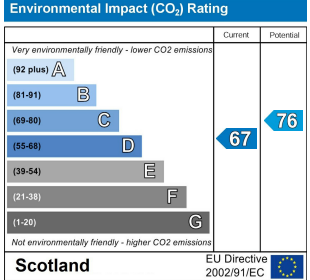
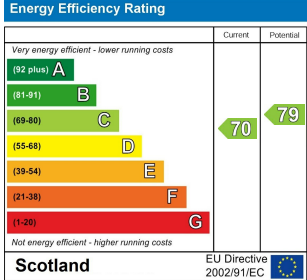
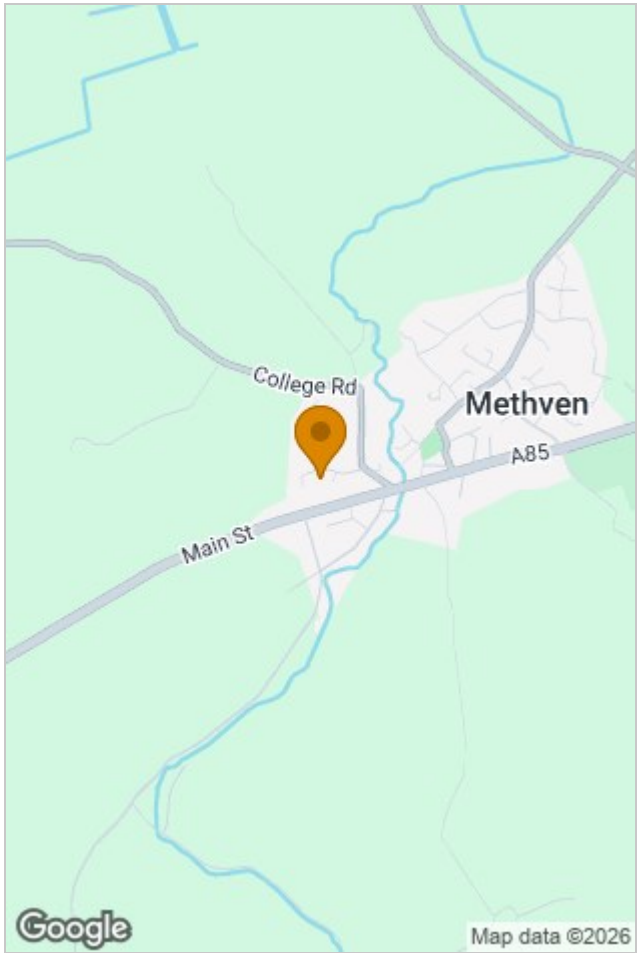


Approximate total area<sup>(1)</sup>  
1136 ft<sup>2</sup>  
105.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

