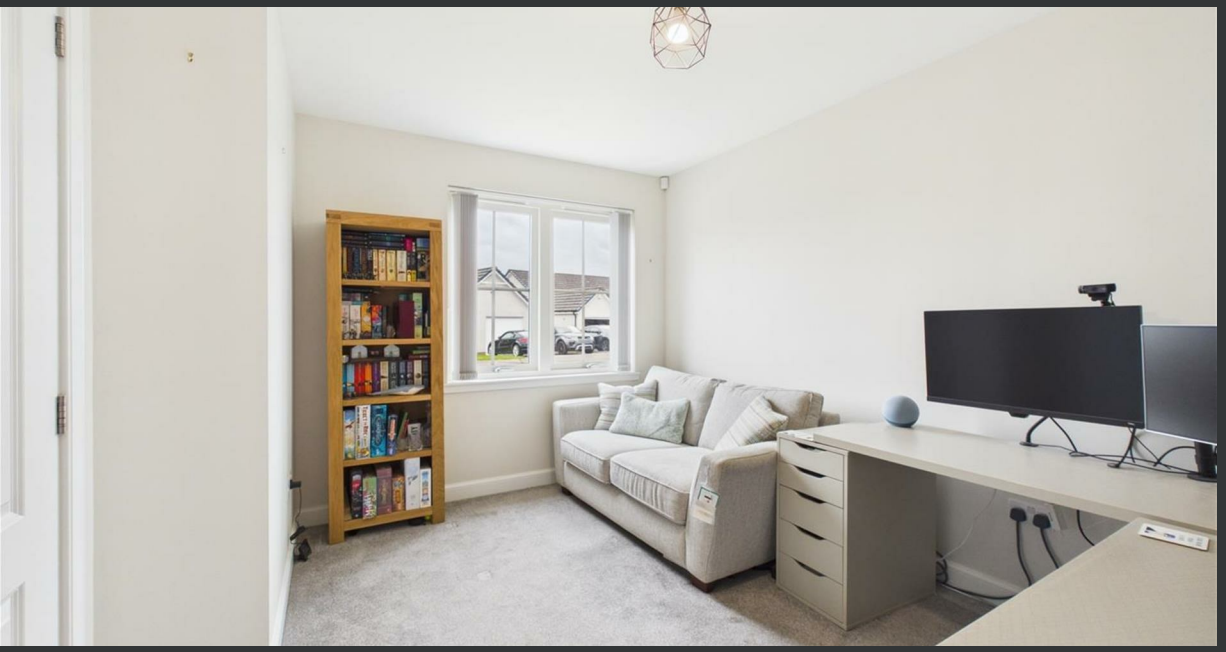
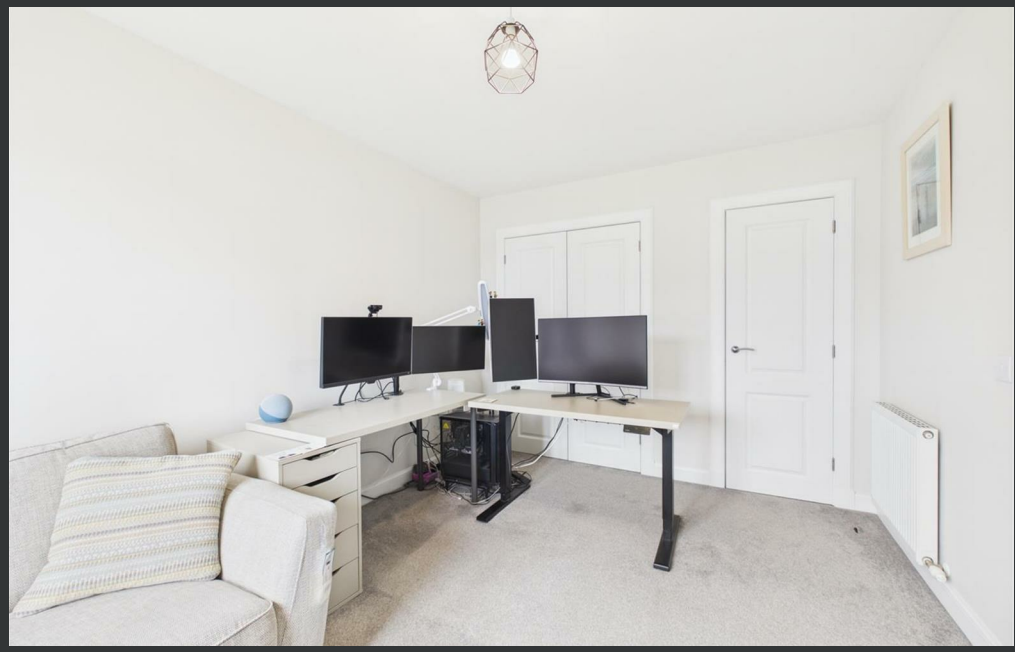


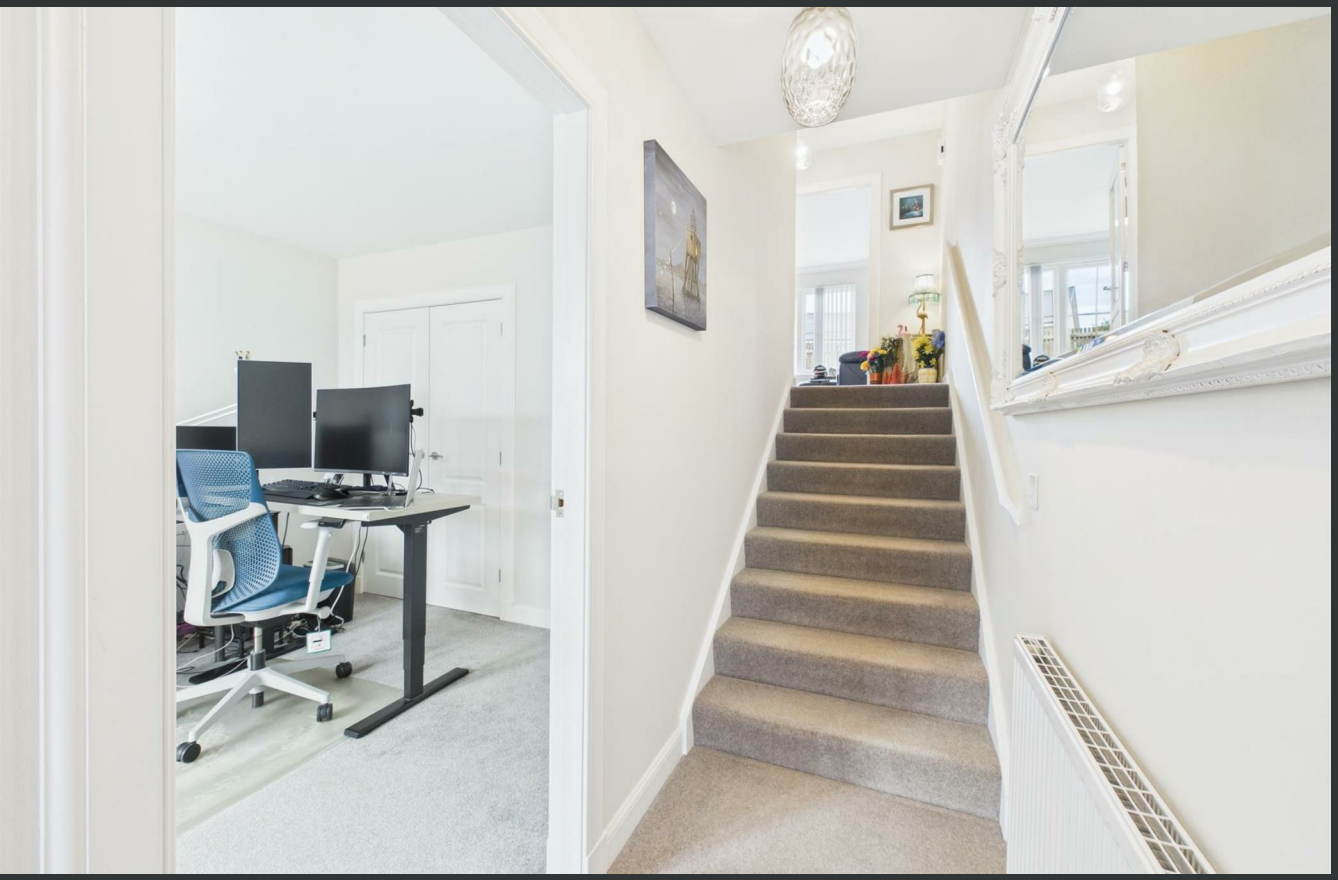
Possible
Making it Possible

18 Hayfield Brae, Methven, PH1 3HR
Offers over £249,000

3 2 1 B









18 Hayfield Brae
Methven, PH1 3HR

Offers over £249,000

- Three-bedroom semi-detached home
- Spacious kitchen/living/dining area
- Family bathroom
- Direct access to rear garden
- Integral garage
- Flexible split-level layout
- Principal bedroom with en-suite
- Separate WC
- Enclosed lawned garden
- Driveway parking

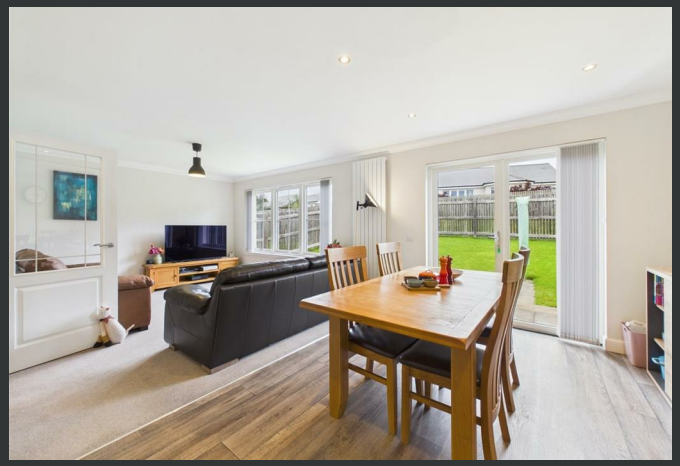
18 Hayfield Brae is a well-presented three-bedroom semi-detached home offering flexible accommodation, together with an integral garage, driveway parking and an enclosed rear garden.

The entrance level includes a generously proportioned bedroom, currently arranged as a practical office space, giving the space plenty of flexibility to suit different needs. The garage is also positioned on this level, while stairs lead to the main accommodation above. The first floor is centred around a spacious kitchen/living/dining area, providing plenty of room for everyday living and entertaining. The kitchen features contemporary units and good worktop space, with room alongside for dining, while glazed doors open directly onto the rear garden. Two further bedrooms are located on the next level, including the principal bedroom with an en-suite shower room and an attractive open outlook. A family bathroom and separate WC complete the accommodation. Outside, the enclosed rear garden is mainly laid to lawn with a paved area beside the house. To the front, the driveway provides off-street parking and access to the garage.







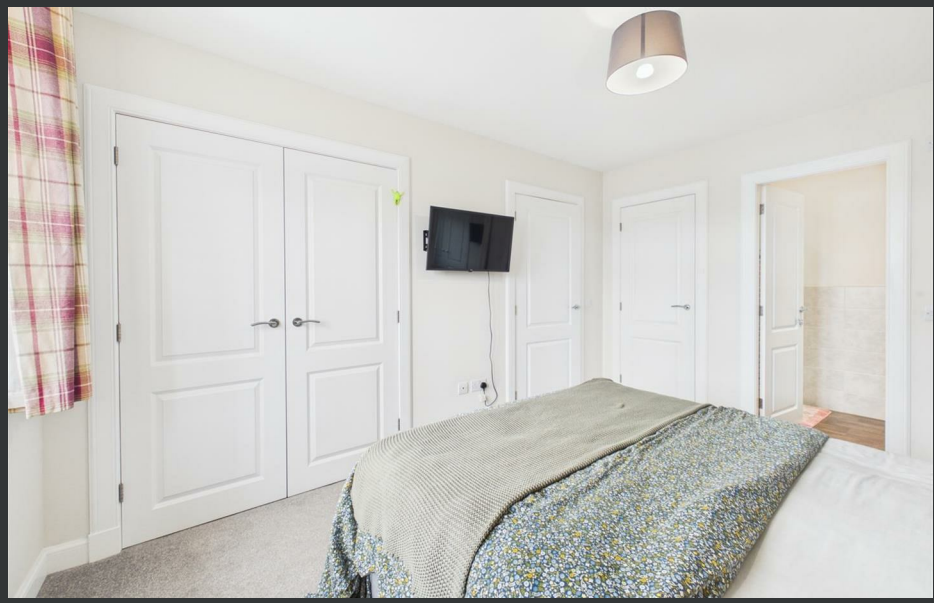


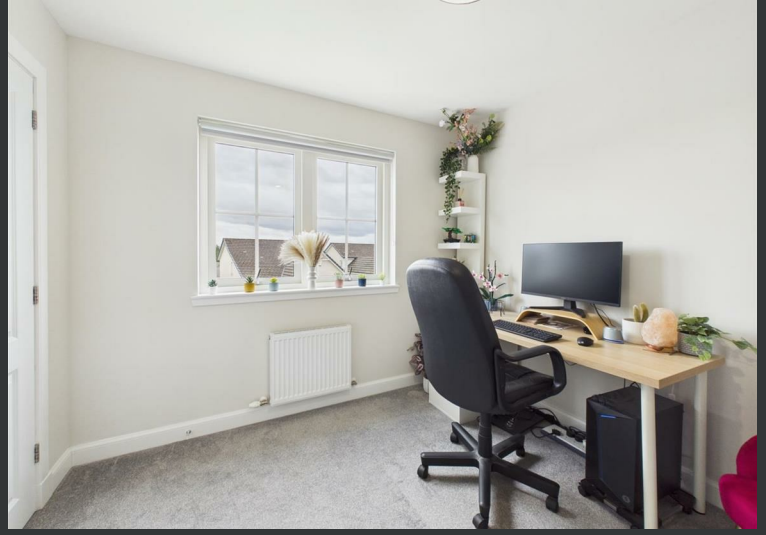


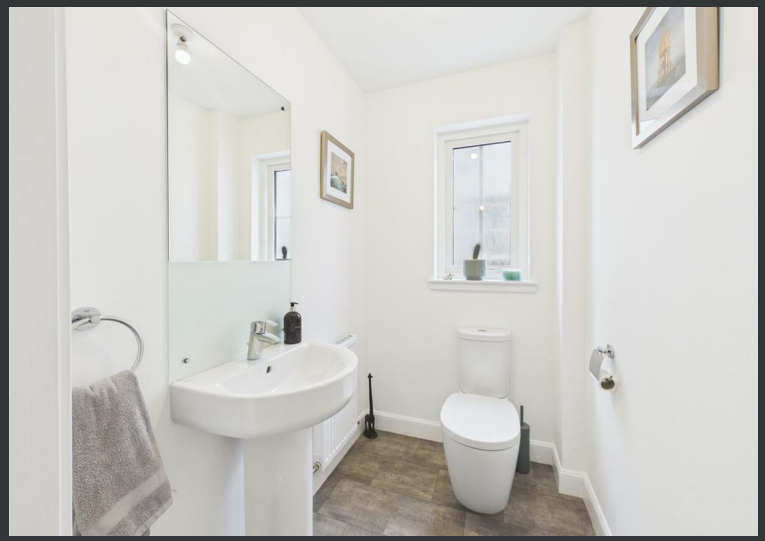


Location

Hayfield Brae is situated in Methven, a popular Perthshire village offering a convenient balance between village living and access to the city. Methven has a range of everyday amenities and primary schooling, while the surrounding countryside provides an attractive rural setting. The village is well placed for travel towards Perth and Crieff, with bus services providing a direct public transport connection along this route. Perth offers a wider selection of shopping, leisure facilities and onward transport connections, making Methven a practical base for those looking to remain within easy reach of the city.

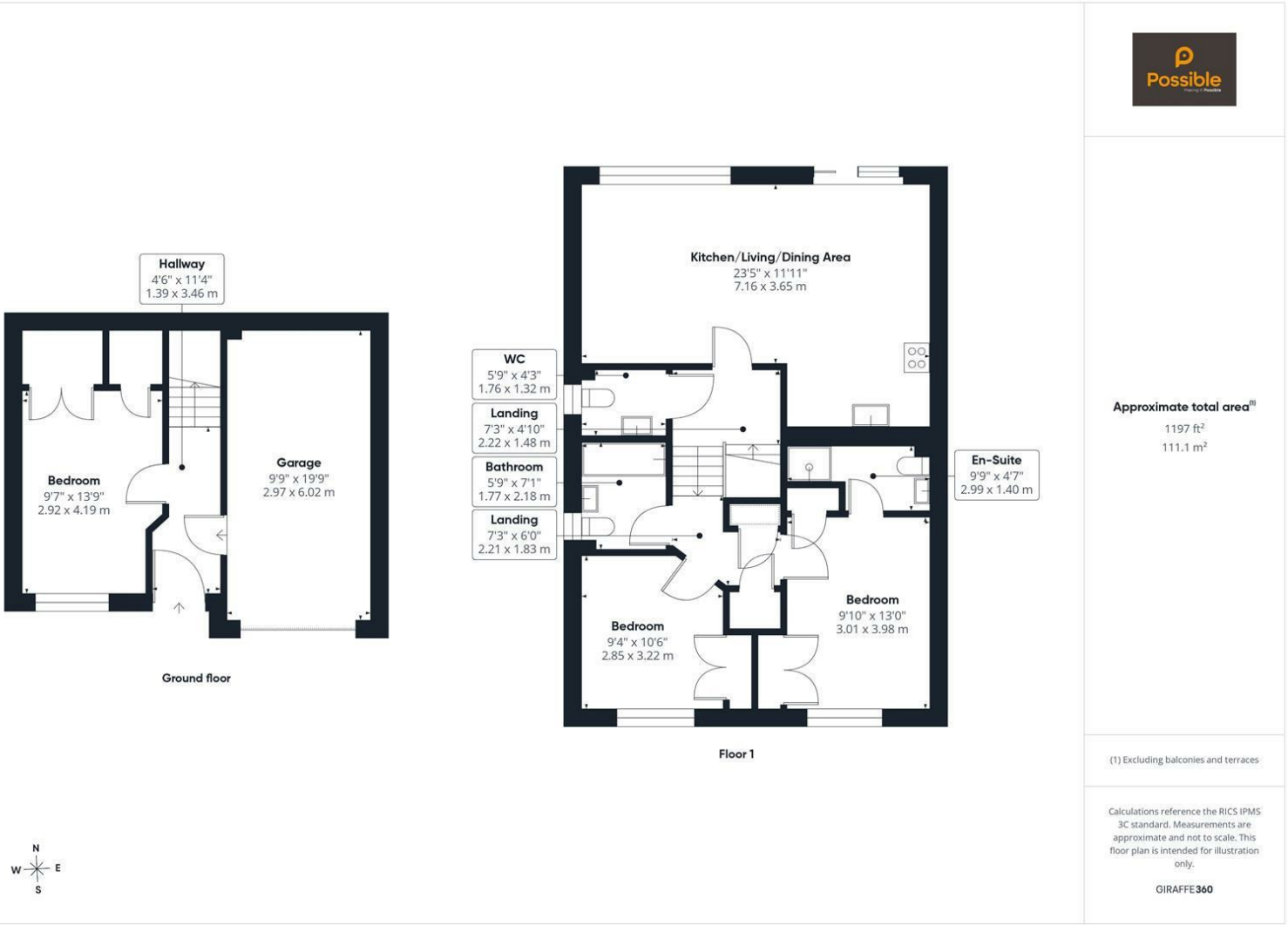


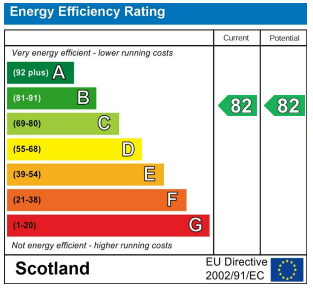


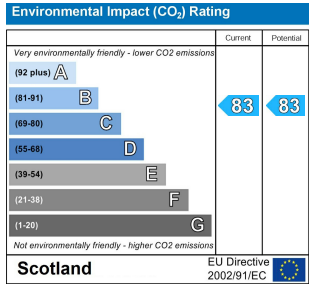












Viewing

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.

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