



20 Hayfield Brae, Methven, PH1 3HR  
Offers over £270,000



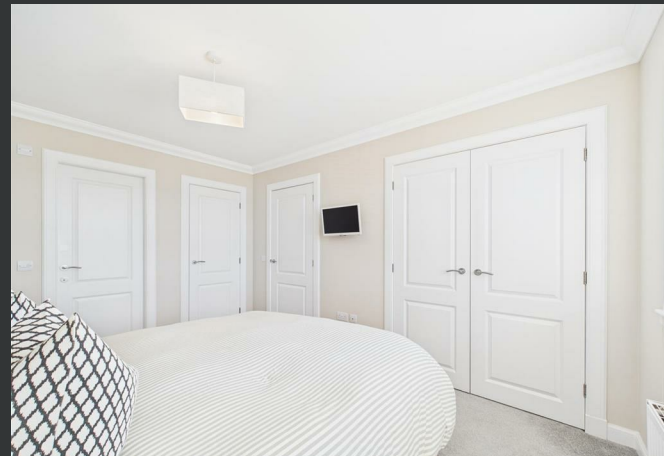
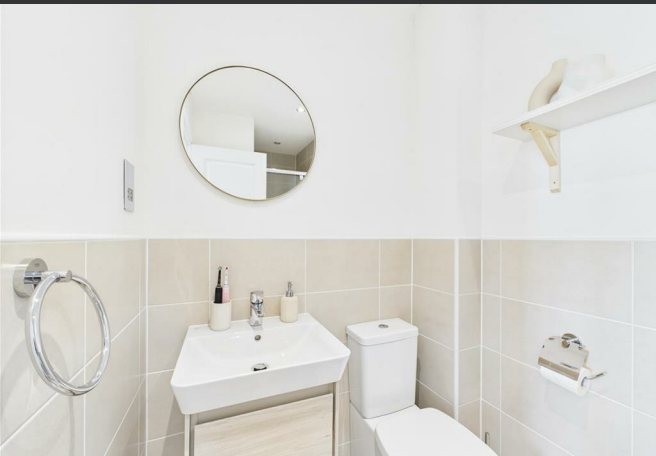
# 20 Hayfield Brae Methven, PH1 3HR

Offers over £270,000

- Upside-down layout to maximise light and outlook
- Integral garage plus monoblock driveway
- Contemporary media wall and feature stove
- Principal bedroom with fitted wardrobes & en-suite
- Landscaped, upper garden with two patio terraces
- Three bedrooms; versatile ground-floor double/office
- Bright open-plan kitchen/living/dining space
- Sleek modern kitchen with integrated appliances
- Family bathroom plus an additional WC
- Double glazing, gas central heating & solar panels

Beautifully presented and cleverly arranged “upside-down”, this three-bedroom home makes the most of its elevated plot and garden. The ground floor provides a welcoming hall, internal access to the integral garage and a versatile double bedroom—ideal as a guest room, playroom or dedicated home office. Upstairs, natural light floods the superb open-plan kitchen/living/dining space. The kitchen features sleek units, metro-tiled splashbacks, integrated appliances and generous worktops, while the living area enjoys a contemporary media wall, feature stove and bespoke display/storage shelving. French doors open straight to the landscaped, upper garden—an impressive, low-maintenance outdoor room with porcelain-style patios, lawned sections and two distinct seating terraces for dining and relaxing.

The first floor also hosts the spacious principal bedroom with fitted wardrobes and a stylish en-suite shower room, a further good-sized bedroom, a modern family bathroom and a handy additional WC. Externally there is a monoblock driveway, an integral garage for secure parking/storage and roof-mounted solar panels to assist energy efficiency. Finished in calm, neutral décor throughout, with gas central heating and double glazing, this move-in-ready property blends style, comfort and practicality in a peaceful modern cul-de-sac.

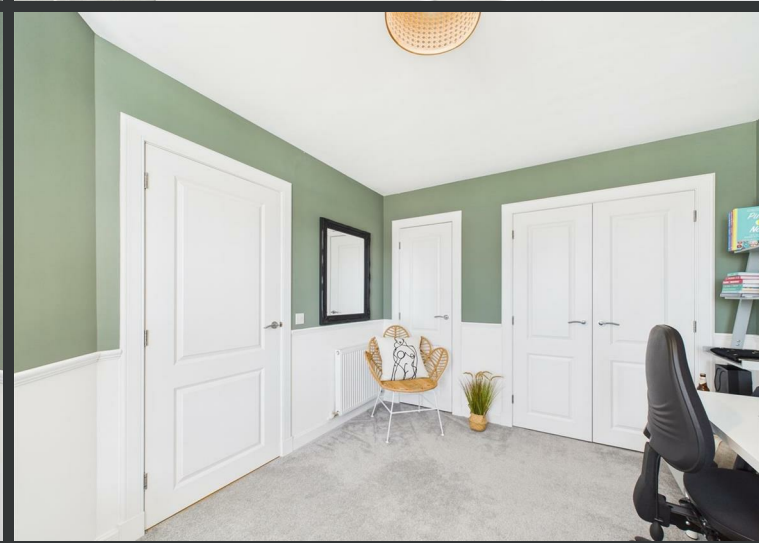
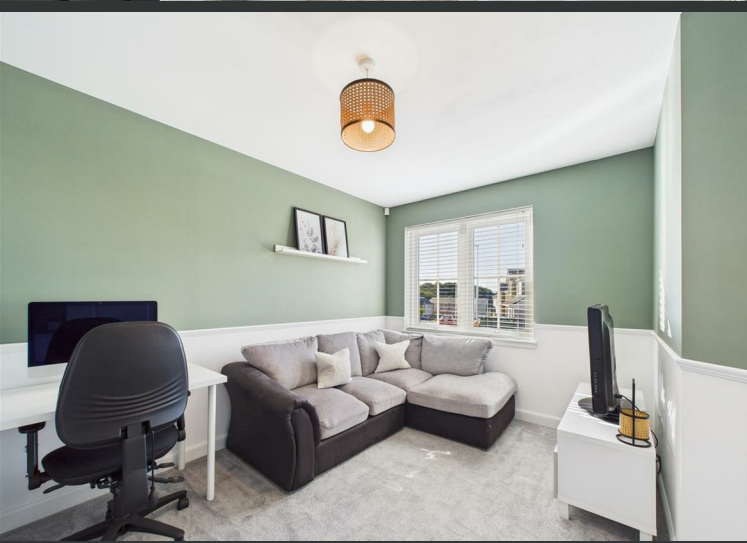


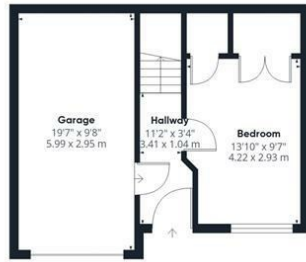


## Location

Methven is a friendly village just west of Perth on the A85, ideal for commuters to Perth, Crieff and wider Perthshire. Daily needs are well served by a local shop, cafés, takeaways and a highly regarded primary school, with regular bus services into the city for secondary schooling, shopping, rail links and leisure. Surrounded by attractive countryside, Methven offers easy access to woodland walks, golf, riverside trails and outdoor pursuits, while the city's theatres, restaurants and supermarkets are within a short drive. Excellent road connections place Dundee, Stirling and the Central Belt within comfortable reach, making Methven a convenient and pleasant place to live.







Ground floor



Floor 1



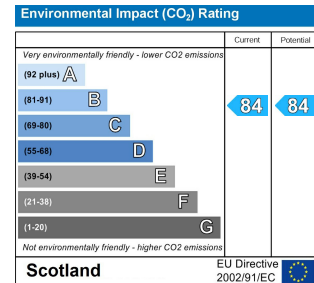
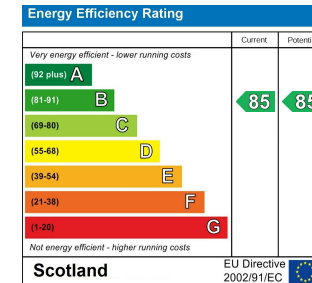
Approximate total area<sup>(1)</sup>

1182 ft<sup>2</sup>  
109.7 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.

