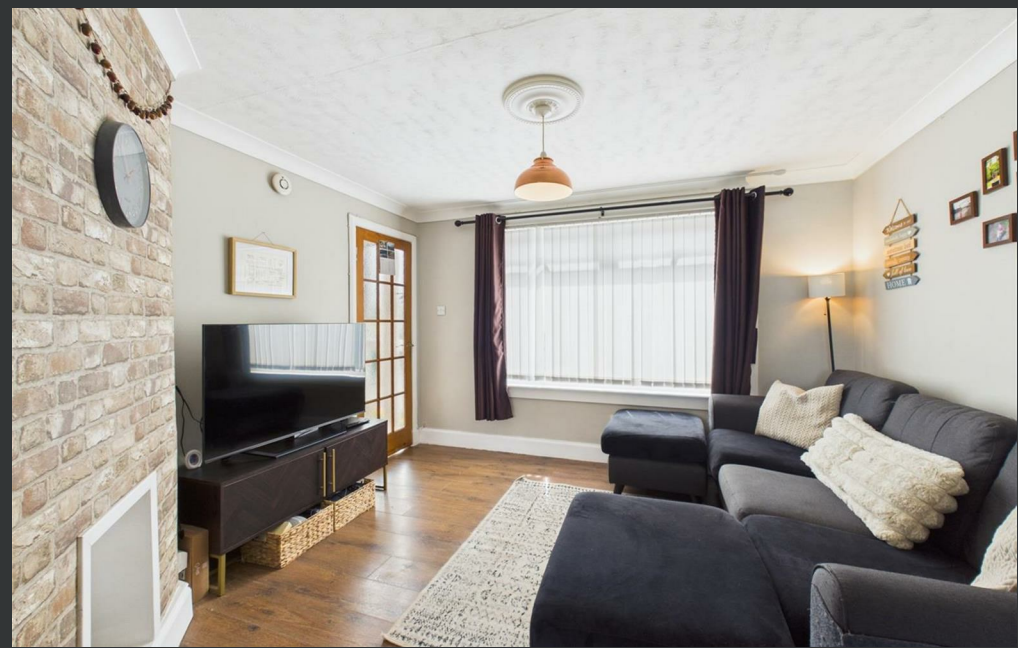




27 Drumgrain Avenue, Methven, PH1 3QB
Offers over £165,000

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27 Drumgrain Avenue Methven, PH1 3QB

- Three-bedroom mid-terraced villa
- Modern fitted kitchen
- Off-street parking
- Large enclosed rear garden
- Move-in condition
- Spacious lounge and dining area
- Generous principal bedroom
- Contemporary family bathroom
- Gas central heating
- Double glazing throughout

Situated within a popular residential area of Methven, this well-presented three-bedroom mid-terraced villa offers spacious family accommodation, generous outdoor space and excellent convenience for local amenities.

The property is entered via a welcoming hallway leading to a bright and comfortable living and dining area providing ample space for relaxation, family life and entertaining. The room enjoys plenty of natural light and benefits from an attractive open outlook to the front and rear. To the rear, the spacious kitchen offers an excellent range of contemporary units, generous worktop space and direct access to the garden, creating a practical and sociable environment for everyday living. On the first floor, the accommodation comprises three bedrooms and a modern family bathroom. The principal bedroom is a generous double, while the second bedroom also offers comfortable double proportions. The third bedroom provides flexibility as a child's room, nursery, home office or study. Externally, the property enjoys a sizeable enclosed rear garden, predominantly laid to lawn, providing an ideal space for children, pets and outdoor entertaining. To the front there is a driveway providing off-street parking for two cars. Further benefits include double glazing, gas central heating and a desirable village location within easy commuting distance of Perth.

Offers over £165,000





Location

Methven is a thriving Perthshire village located approximately six miles west of Perth, offering an excellent balance of rural charm and everyday convenience. The village provides a range of local amenities including a supermarket, independent shops, cafés, a medical practice and primary schooling. Surrounded by attractive countryside, Methven is ideal for those who enjoy walking, cycling and outdoor pursuits, while remaining within easy reach of Perth's extensive shopping, leisure and employment opportunities. Excellent road connections provide straightforward access to Perth, Dundee, Stirling and beyond, making Methven a popular choice for commuters, families and those seeking a welcoming village community.





