

21 College Drive, Methven, PH1 3QA

Offers over £265,000

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Methven, PH1 3QA

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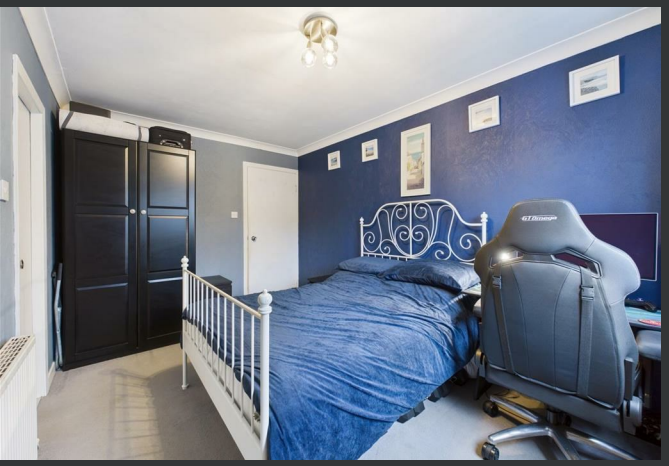
- Two-bedroom detached bungalow
- Modern fitted kitchen
- Bright garden sunroom
- Gas central heating
- Superb views
- Spacious bay-windowed living room
- Separate dining room
- Principal bedroom with en-suite
- Generous private driveway
- Attractive enclosed rear garden

Occupying an attractive position within a quiet cul-de-sac, 21 College Drive is a spacious and well-presented two-bedroom detached bungalow offering comfortable accommodation, a bright sunroom, generous driveway and detached garage.

The property opens into a welcoming hallway leading to an impressive living room, where a large bay window allows plenty of natural light to fill the space. The room also features attractive wood-effect flooring and a feature fireplace, creating a warm and inviting atmosphere. The modern kitchen offers a stylish range of light-coloured units, contrasting worktops and a range-style cooker, while a separate dining room (formerly a bedroom) provides a dedicated space for family meals and entertaining. From here, glazed doors lead into the spacious sunroom, which overlooks the rear garden and offers an additional versatile living area. There are two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a separate family bathroom. Externally, the property benefits from a generous driveway leading to a detached garage, complemented by established garden grounds. To the rear, an attractive paved patio, gravelled areas and mature hedging create a pleasant outdoor space with opportunities for relaxation and entertaining.













Location

College Drive is situated within a peaceful and established residential area of Methven, a popular Perthshire village offering an appealing combination of countryside surroundings and everyday convenience. The village provides a range of local amenities, including a primary school, convenience shops, post office, pharmacy and recreational facilities. Regular bus services connect Methven with Perth and Crieff, while the nearby A85 provides convenient road links. Perth city centre offers an extensive selection of shops, restaurants, leisure facilities and transport connections. With its welcoming village atmosphere, attractive surroundings and accessibility, Methven remains a desirable location for a wide range of buyers.











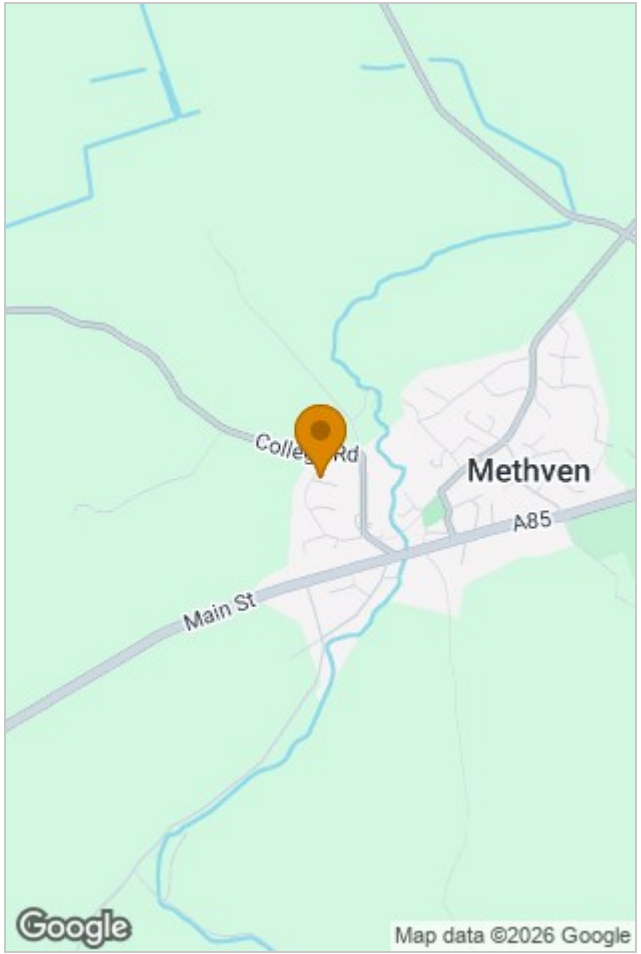


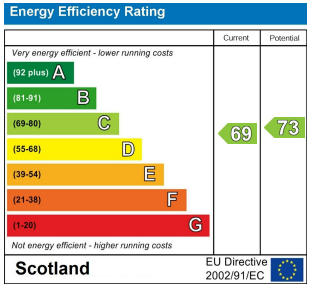


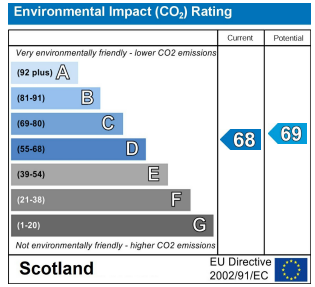
Ground floor Building 1



Ground floor Building 2







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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