

1 Main Street, Methven, PH1 3PU

Offers over £140,000

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Methven, PH1 3PU

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- Two-bedroom semi-detached home
- Bright and spacious living room
- Separate fitted kitchen
- Modern three-piece shower room
- Paved outdoor seating areas
- Popular Methven village location
- Gas central heating
- Two well-proportioned double bedrooms
- Enclosed rear garden with lawn
- Plentiful off-street parking

Situated within the popular Perthshire village of Methven, 1 Main Street is a spacious two-bedroom semi-detached home offering well-proportioned accommodation, a generous enclosed rear garden and excellent potential for buyers to make the property their own.

The ground floor opens into a welcoming hallway leading to a particularly spacious living room, where a large front-facing window fills the room with natural light. A feature fireplace provides an attractive focal point, while the generous proportions allow for a variety of furniture arrangements. To the rear, the separate kitchen features cream-coloured units, ample worktop space and room for everyday appliances, with a door providing access to the garden. Upstairs, there are two generously sized double bedrooms, both offering comfortable accommodation and flexibility for different furniture arrangements. A modern shower room, fitted with a corner shower enclosure, vanity washbasin and WC, completes the upper floor. Externally, the property enjoys an enclosed rear garden featuring a neatly maintained lawn, established planting and paved areas suitable for outdoor seating. Timber outbuildings provide useful additional storage, while the paved area to the front adds further practicality. Offering generous room proportions, appealing outdoor space and scope for decorative modernisation, this is an attractive opportunity for first-time buyers, couples or those looking to downsize.













Location

Methven is a popular Perthshire village situated to the west of Perth, offering a welcoming community atmosphere and a convenient range of everyday amenities. The village benefits from a local convenience store, post office, primary school, healthcare facilities and a selection of places to eat. Recreational facilities include a village park, playing fields and opportunities to enjoy the surrounding countryside. Perth city centre is easily accessible via the A85, offering a wider choice of supermarkets, shops, restaurants and leisure facilities. The nearby A9 provides further connections towards Stirling, Dundee, Inverness and the wider central belt.





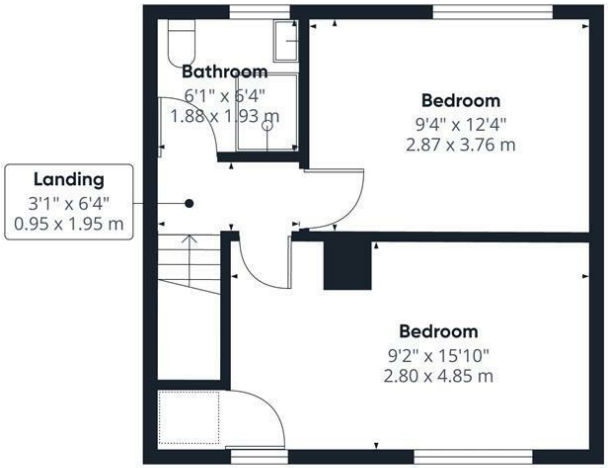






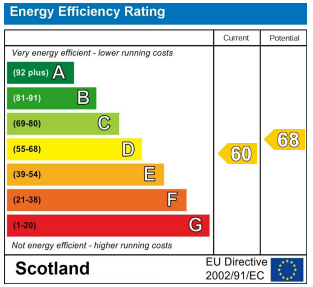


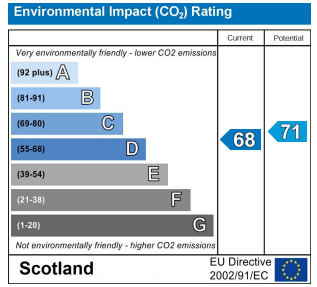
Ground floor



Floor 1







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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