

Simple Approach



60 Main Street, Perth
PH1 3PT

Offers over £64,950

Simple Approach are pleased to welcome this spacious ground floor flat on Main Street, Methven to the residential sales market. Situated within a highly sought-after village location, this property presents an excellent renovation opportunity for buyers looking to create a fantastic home or investment property tailored to their own tastes and requirements.

Set across one level, the accommodation comprises a generous lounge, a sizeable kitchen with ample potential, two well-proportioned bedrooms and a bathroom. While the property is in need of full renovation throughout, it offers substantial living space and an exciting opportunity to add significant value.

One of the standout features of this property is the outdoor space to the rear, which includes private parking, a private outhouse offering excellent storage or workshop potential, and a low-maintenance garden area. The property further benefits from having its own private front and rear entrance, providing a greater sense of privacy and convenience.

Rarely available in such a desirable location, this spacious flat offers fantastic scope for renovation and modernisation, making it an ideal prospect for investors, first-time buyers seeking a project, or those looking to create a bespoke home within the popular village of Methven.

Coat Room

6'4" x 5'0" (1.95 x 1.53)

Lounge

14'7" x 16'0" (4.47 x 4.89)

Kitchen

11'3" x 14'11" (3.45 x 4.57)

Bathroom

5'10" x 10'3" (1.80 x 3.13)

Bedroom One

16'4" x 15'3" (4.98 x 4.66)

Bedroom Two

16'2" x 10'3" (4.93 x 3.13)





- Excellent Renovation Opportunity
- Spacious Accommodation Throughout
- Two Generous Bedrooms
- Sizeable Kitchen
- Private Front & Rear Door Entrances
- Sizeable Outhouse
- Private Parking To The Rear
- Highly Sought After Location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC