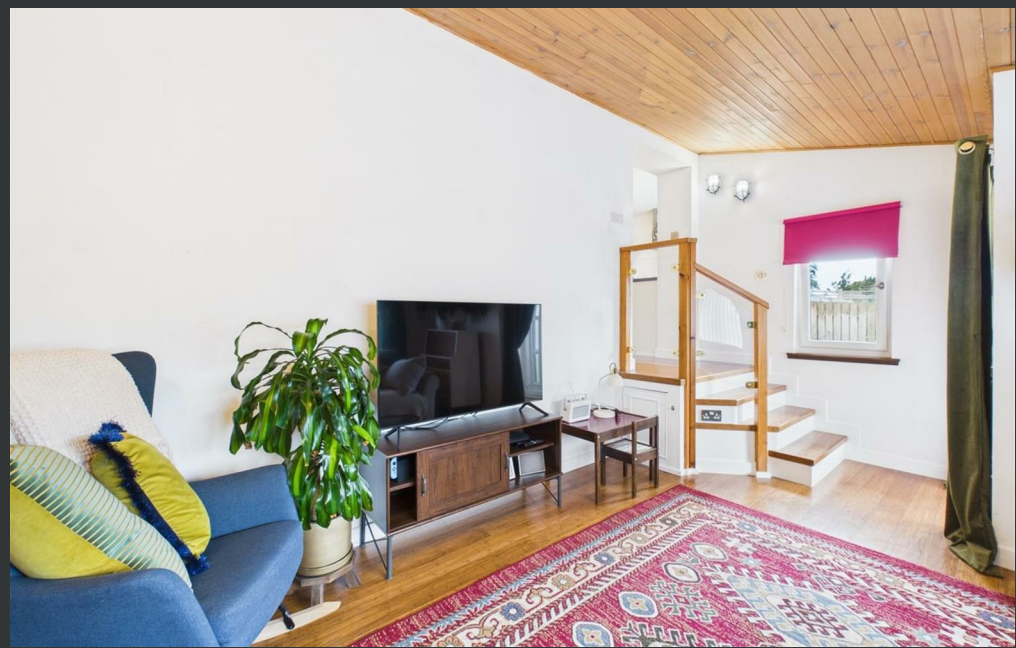




10A Main Street, Perth, PH1 3ST
Offers over £215,000



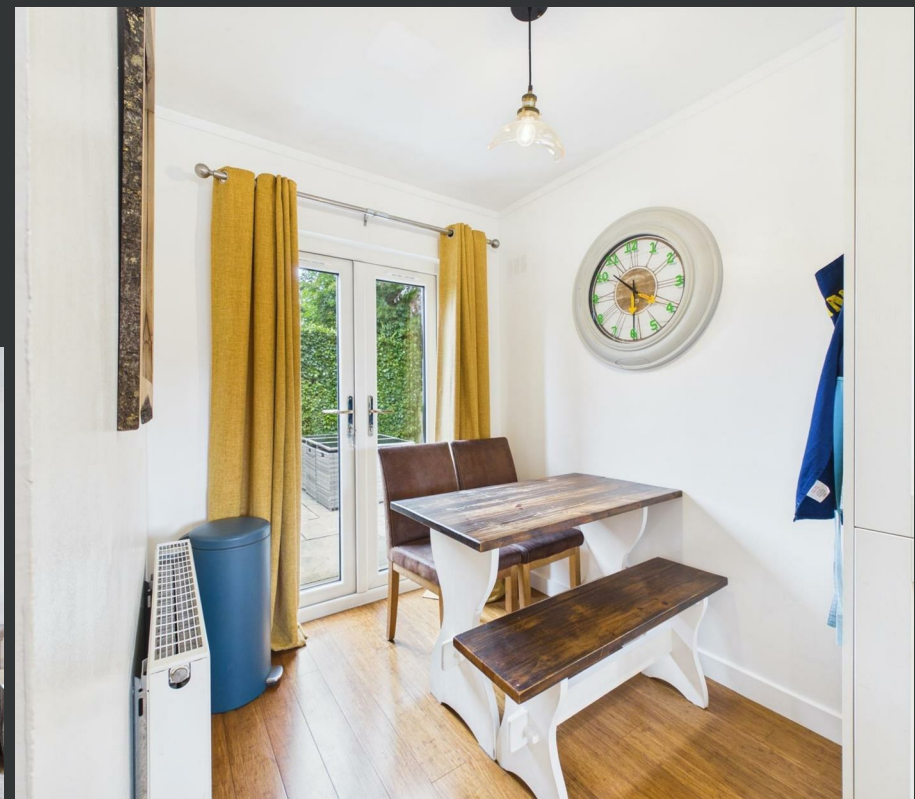
10A Main Street Perth, PH1 3ST

- Detached bungalow
- Stunning dining kitchen
- Contemporary shower room
- Detached self-contained annexe
- Ample off-street parking
- Two spacious bedrooms
- Bright living room
- Extensive fitted wardrobes
- Generous private gardens
- Popular village location

Set within the sought-after village of Methven, this beautifully presented detached bungalow offers a superb combination of modern living, generous outdoor space and the unique advantage of a fully self-contained detached annexe, making it ideal for multi-generational living, guest accommodation or those seeking a home business opportunity.

Upon entering the home, you're welcomed into a spacious and inviting living room, offering a warm and comfortable setting to relax. Beyond, the impressive open-plan dining kitchen forms the heart of the home, boasting a large breakfast island, quality integrated appliances and generous dining space, with French doors providing seamless access to the rear garden. There are two well-proportioned bedrooms, including a generous principal bedroom with extensive fitted wardrobes, alongside a contemporary shower room finished to a high standard. Outside, the property continues to impress with plenty of off-street parking, attractive gardens and a versatile detached annexe. The annexe includes its own living room, utility area and a large storage room, making it a great space for home working, hobbies or potential additional accommodation. There is also a WC in place which is yet to be plumbed in, with the necessary pipework and fittings ready for completion. Located within easy reach of Perth and surrounded by the beautiful Perthshire countryside, this exceptional home offers flexibility, style and practicality in equal measure.

Offers over £215,000





Location

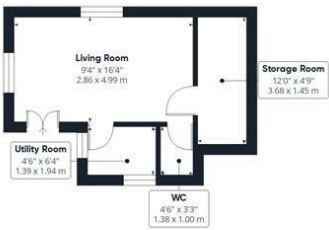
Methven is a highly desirable Perthshire village, offering a welcoming community atmosphere alongside an excellent range of everyday amenities. Residents benefit from local shops, cafés, a primary school, medical facilities and regular bus services, while the Fair City of Perth is just a short drive away, providing a wider selection of shopping, leisure and employment opportunities. The village is surrounded by beautiful countryside, making it ideal for walking, cycling and outdoor pursuits. Excellent road links provide convenient access to Perth, Crieff, Dundee and beyond, making Methven an attractive location for commuters seeking village life without compromising on connectivity.







Ground floor Building 1



Ground floor Building 2

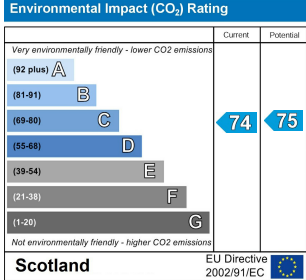
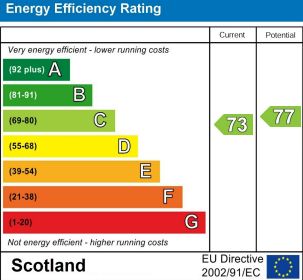


Approximate total area⁽¹⁾
916 ft²
85.1 m²

(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.

