Simple Approach

Estate Agents

72C Main Street, Perth
PH1 3PT

Offers over £93,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

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Simple Approach are delighted to welcome this well presented top floor flat on Main Street, Methven to the residential sales market. Set within the heart of this popular village, this charming home is offered to the market in excellent move-in condition, making it an ideal purchase for first-time buyers, couples, small families or buy-to-let investors.
The property offers bright and spacious accommodation throughout, comprising a welcoming lounge filled with natural light, a modern fitted kitchen with ample worktop and storage space, two generous double bedrooms and a well appointed bathroom. The accommodation has been well maintained and provides a comfortable layout suited to modern day living.
Further benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round.
Situated in the sought-after village of Methven, the property enjoys a peaceful setting whilst remaining within easy reach of Perth City Centre. The village itself offers a range of local amenities including shops, cafés, schooling and regular transport links, making it a highly desirable location for a variety of buyers.
Viewing is essential to fully appreciate the spacious accommodation, excellent condition and fantastic village location on offer.

Lounge
11'10" x 12'6" (3.63 x 3.82)

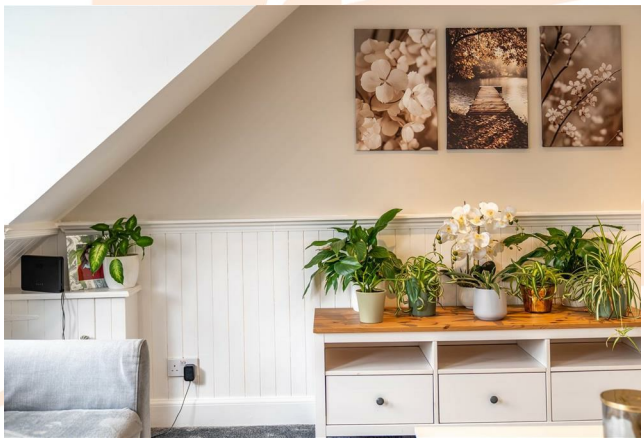
Kitchen
6'10" x 11'10" (2.09 x 3.62)

Bedroom One
11'4" x 12'2" (3.46 x 3.73)

Bedroom Two
11'4" x 11'0" (3.46 x 3.37)

Bathroom
6'10" x 5'4" (2.10 x 1.65)

Hallway Cupboard
4'11" x 6'7" (1.51 x 2.01)



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- Well Presented Top Floor Flat
- Gas Central Heating & Double Glazing
- Excellent Move In Condition
- Two Generous Bedrooms
- On Street Parking To The Front
- Sought After Village Location
- Bright & Spacious Lounge
- Modern Kitchen

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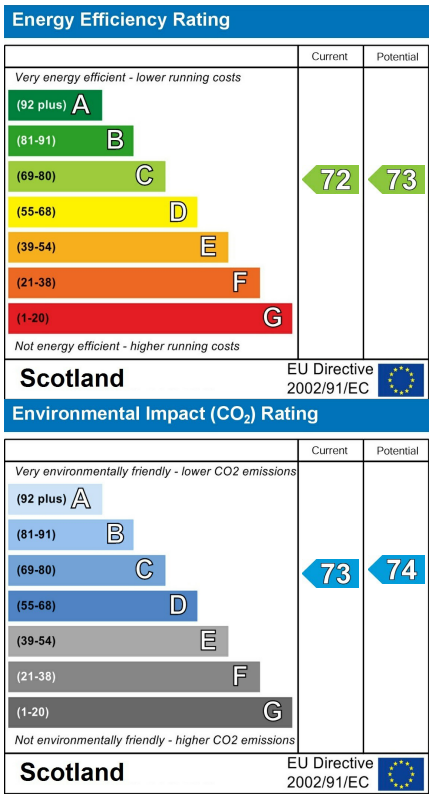

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