

Simple Approach



72B, Main Street, Perth
PH1 3PT

Offers over £47,950

Found in the charming village of Methven, Perth, this one-bedroom flat on Main Street offers a perfect blend of comfort and convenience. The property features a spacious lounge that invites natural light, a modern bathroom is designed with contemporary fittings and a double bedroom.

This flat is ideal for individuals or couples seeking a home in a friendly community. With ample on-street parking available, you will find it easy to accommodate guests or enjoy the convenience of local amenities just a stone's throw away. The village life of Methven provides a variety of shops and services, making daily errands a breeze.

Whether you are looking to invest in your first home or seeking a rental opportunity, this flat presents an excellent choice. Experience the charm of village living while enjoying the modern comforts this property has to offer. Don't miss the chance to make this lovely flat your new home.

Lounge

14'0" x 9'3" (4.27 x 2.83)

Kitchen

6'5" x 7'1" (1.96 x 2.17)

Bedroom

10'9" x 9'9" (3.30 x 2.98)

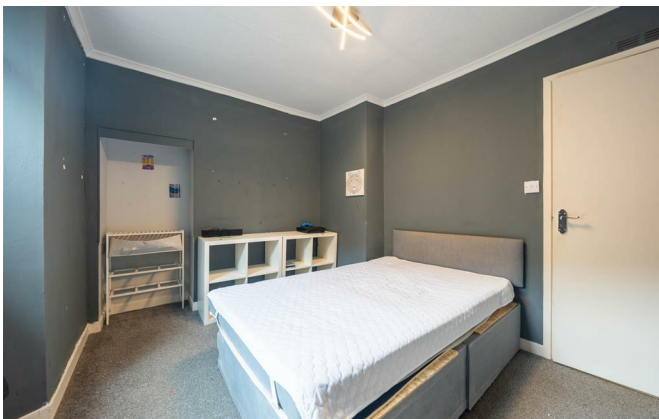
Shower Room

7'2" x 5'8" (2.20 x 1.74)





- One Bedroom Flat
- Sought After Village Location
- Local Amenities On Your Doorstep
- Ample On Street Parking Available
- Modern Bathroom



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Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307229)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		91	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	