McEwan Fraser Legal
Solicitors & Estate Agents

122 Main Street

METHVEN, PERTHSHIRE, PH1 3QP



This extended four-bedroom detached home in Methven offers flexible accommodation over one and a half storeys



01738 500 655

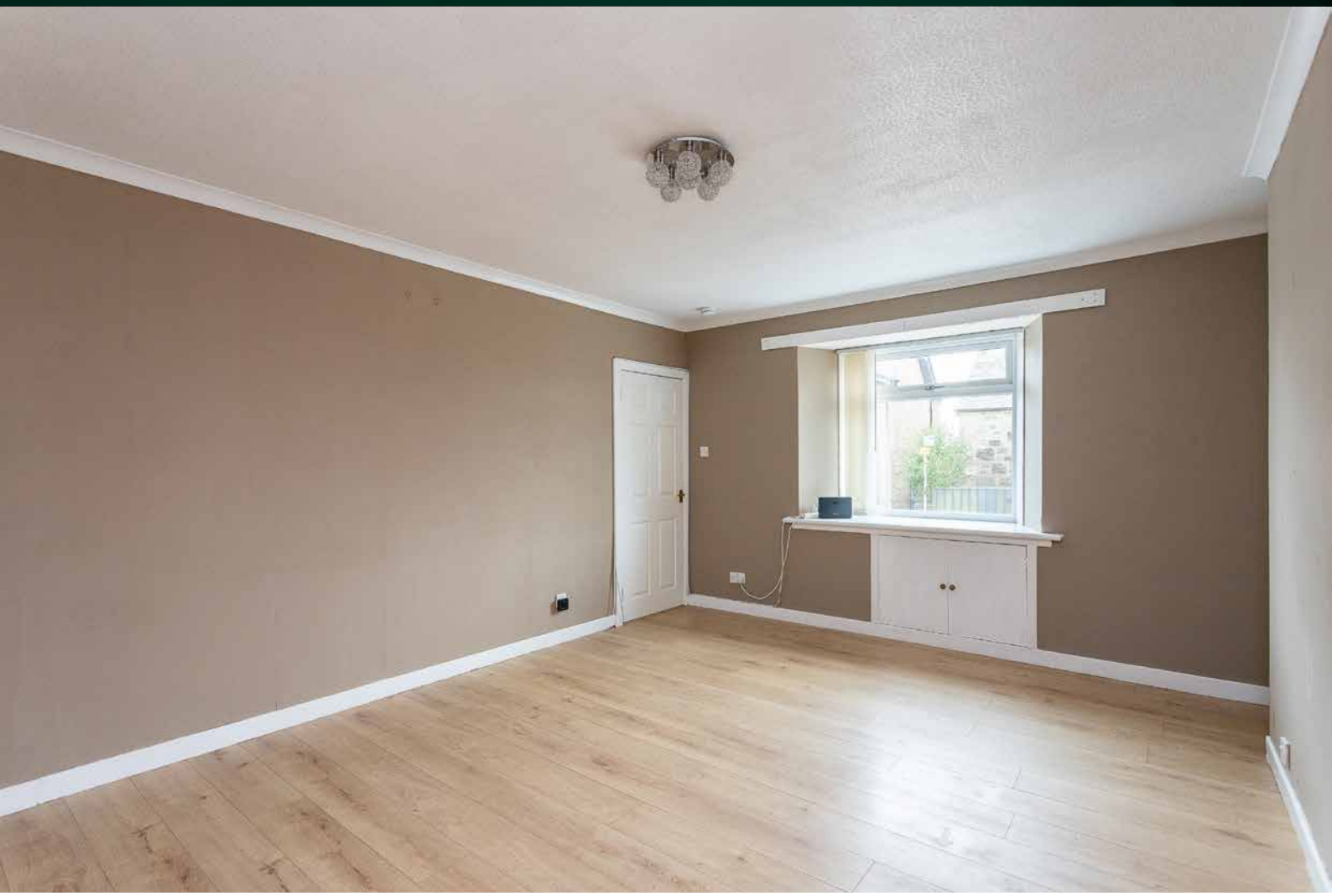
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McEwan Fraser Legal is delighted to present this spacious detached home with generous gardens, excellent storage and room for all the family. Set within the heart of the popular Perthshire village of Methven, this extended detached home offers something that can be difficult to find in one property: four bedrooms, flexible living accommodation, generous garden grounds and an excellent range of garage and storage facilities.

Arranged over one and a half storeys and extending to approximately 110 square metres, the house has a welcoming, practical layout that offers plenty of scope for family life, working from home or simply enjoying a little more room to spread out.

THE LOUNGE





The ground floor begins with an entrance hallway leading to the main living accommodation. The living room provides a comfortable space to relax.

THE KITCHEN



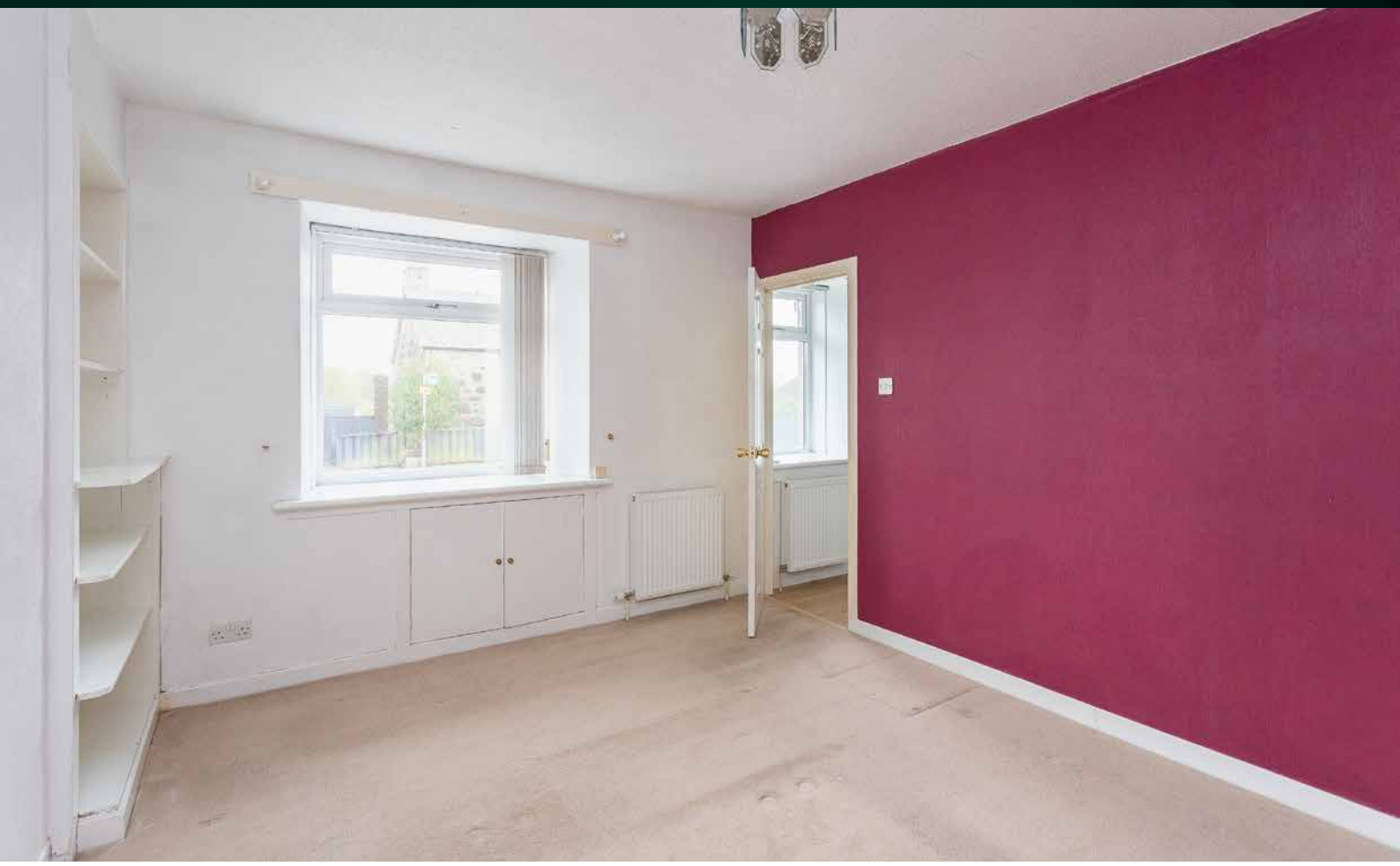
The kitchen and dining room offer room for everyday meals and family gatherings. French doors open directly from the kitchen and dining area onto the rear garden, making it easy to enjoy the outdoor space during the warmer months.

Also on the ground floor is a bedroom, offering useful flexibility for guests, family members or those who would prefer to have sleeping accommodation on the same level as the main living areas.





BEDROOM 1





THE BATHROOM



The family bathroom is fitted with a white four-piece suite, including a bath and separate electric shower.

Upstairs, three further bedrooms provide excellent additional accommodation. One bedroom is more heavily coved, offering a characterful space that could also lend itself to use as a home office, dressing room or occasional bedroom, depending on requirements. A separate WC completes the first-floor layout. The property benefits from gas central heating, supplied by a wall-mounted condensing combination boiler, and double-glazed windows, with some triple-glazed units and Velux windows at first-floor level.







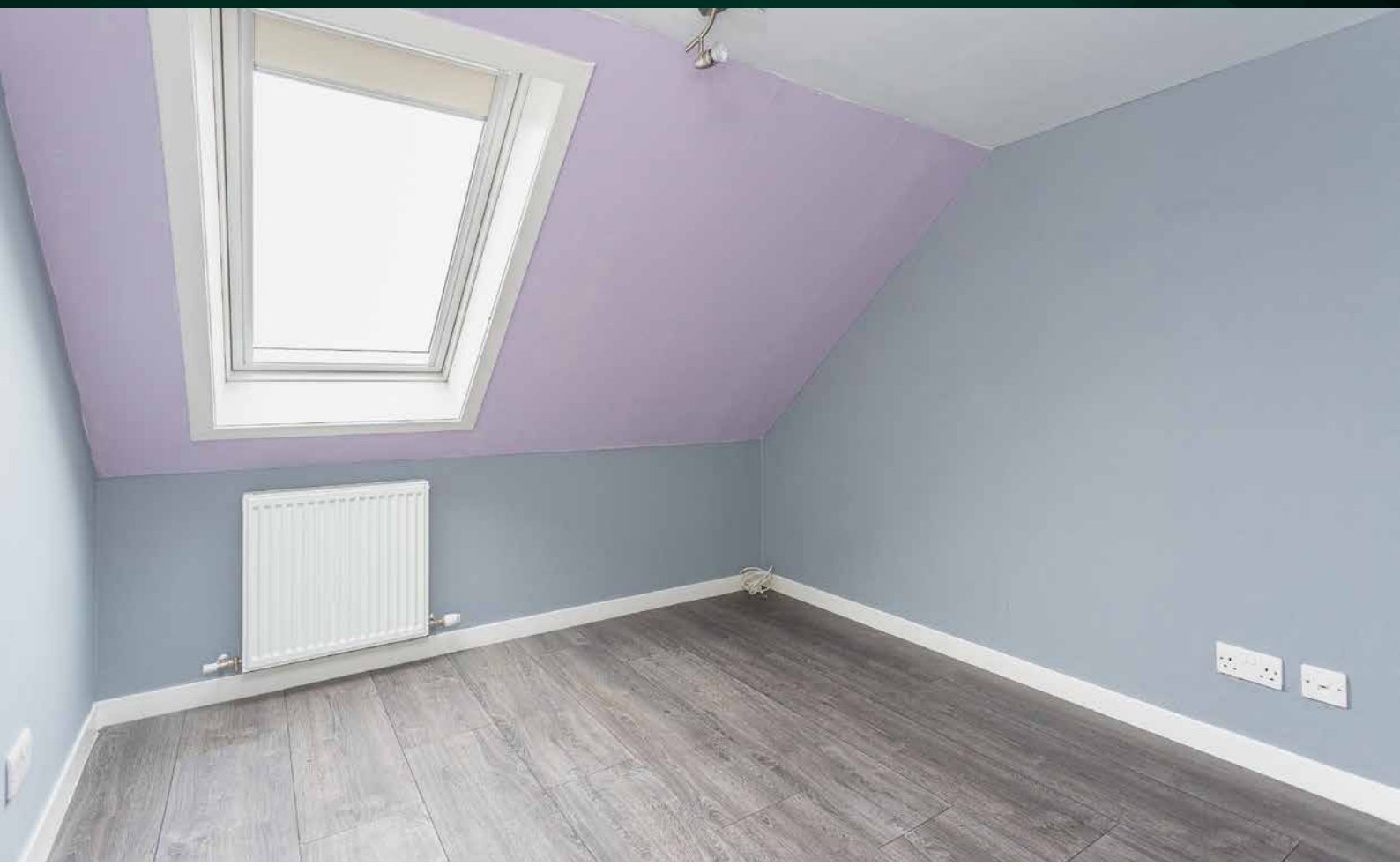


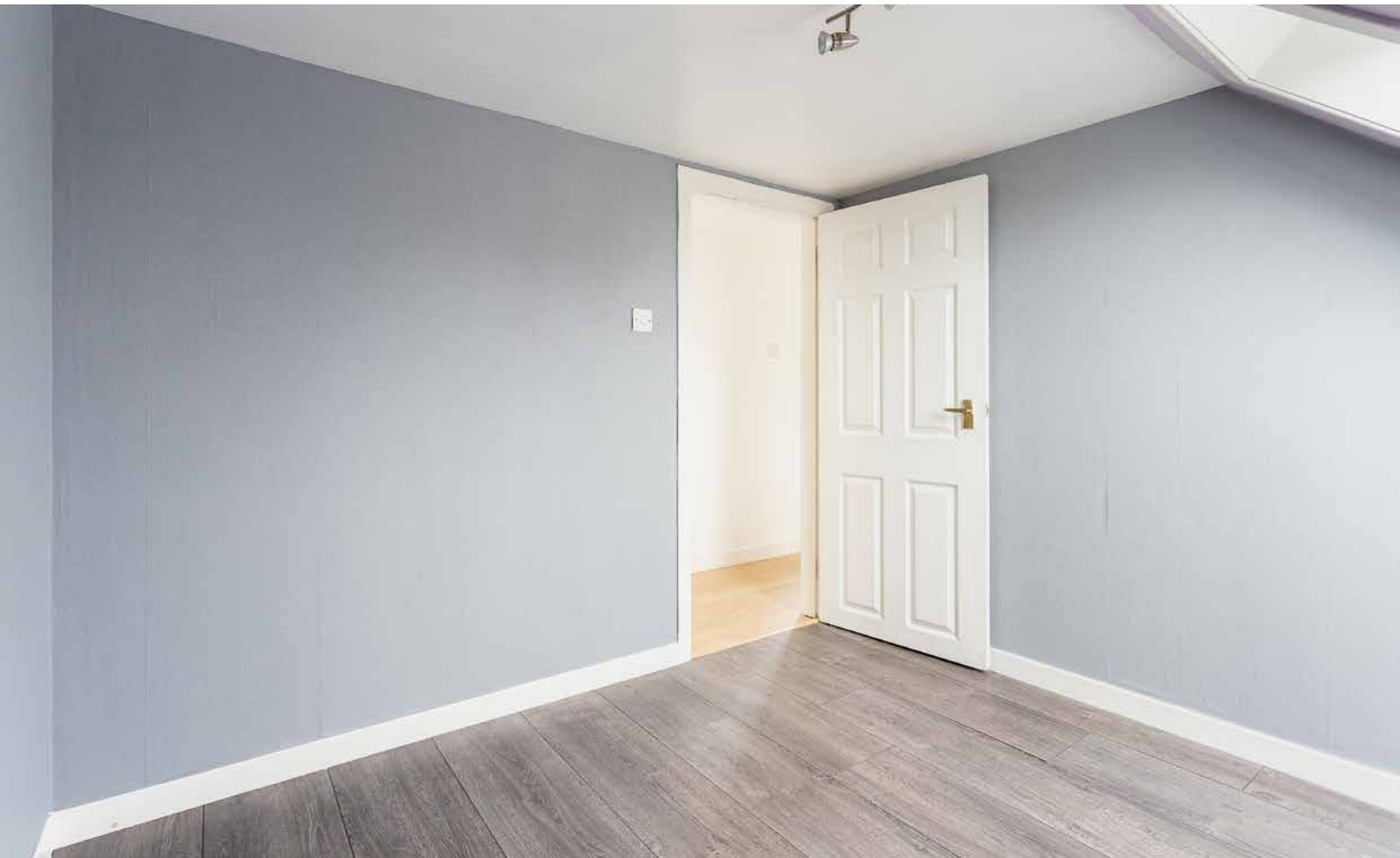
BEDROOM 2



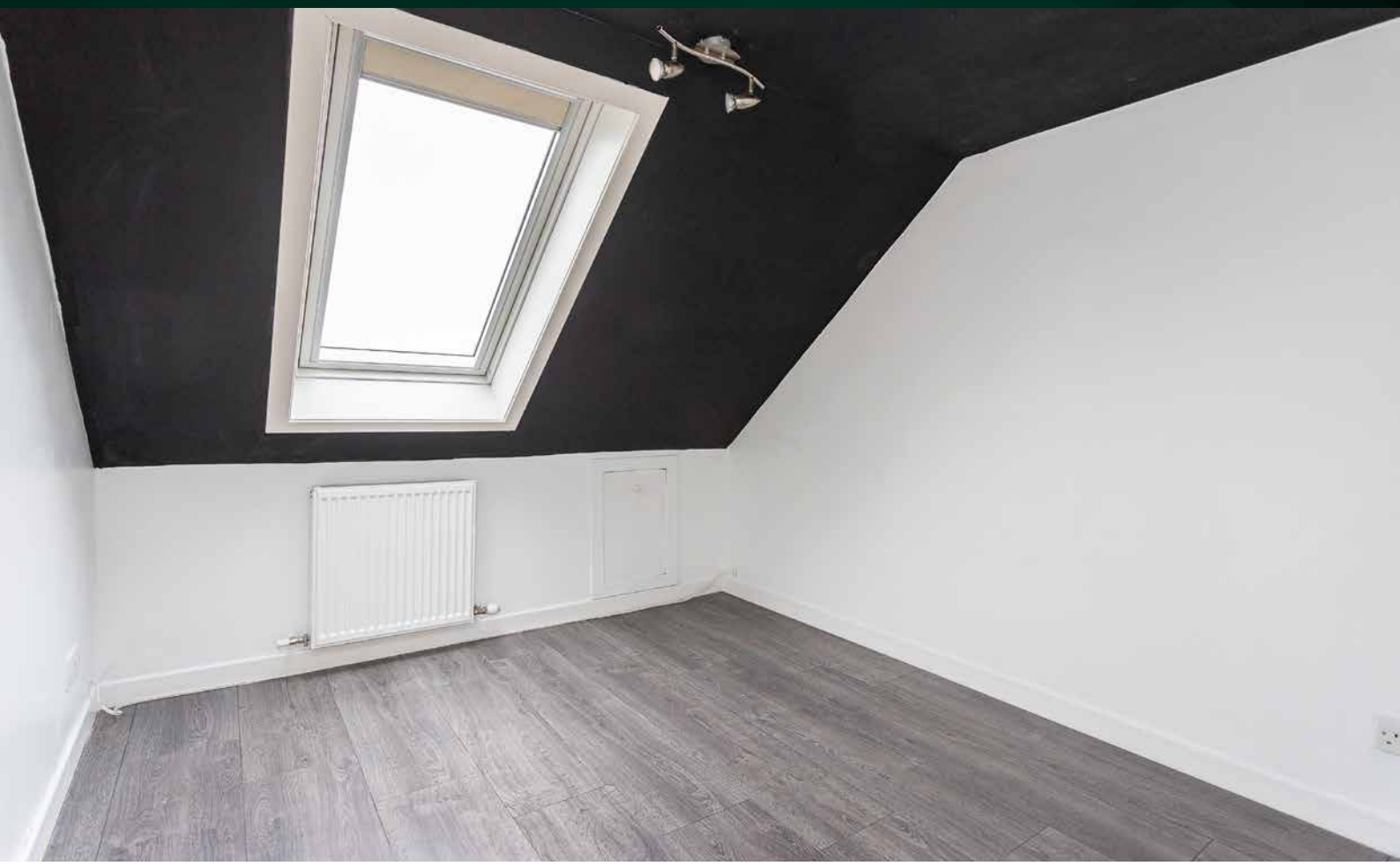


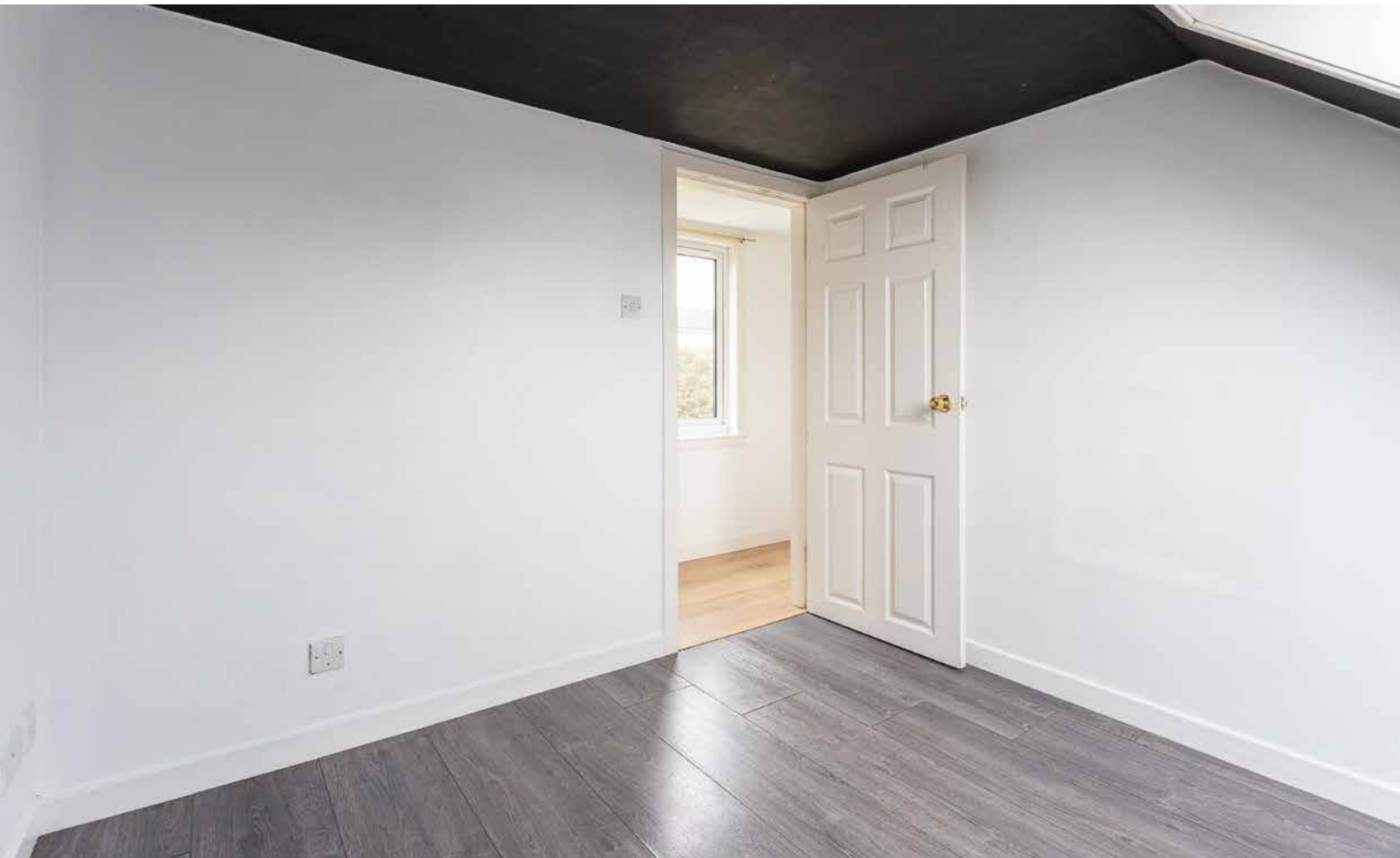
BEDROOM 3





BEDROOM 4





Outside is where this home really comes into its own. The rear garden provides a generous area of outdoor space, predominantly laid to lawn and enclosed by a combination of hedging, fencing and walling. There is plenty of room for children to play, gardening, outdoor dining, or simply enjoying a quiet afternoon in the fresh air. A paved area to the front provides further outdoor space, while the side driveway offers valuable off-street parking.

For anyone who needs more than just a garage, the outbuildings are a real advantage. There is a detached double garage of block construction, together with two attached brick stores beneath a corrugated roof. Whether used for vehicles, bikes, tools, garden equipment, hobbies or additional household storage, these spaces offer a degree of practicality that adds considerably to the overall appeal.

With village amenities close by and the wider facilities of Perth within easy reach, this is an opportunity to enjoy the space and independence of a detached home in an established Perthshire community. A property with room to grow, space to enjoy and the added benefit of excellent outdoor facilities.

EXTERNALS







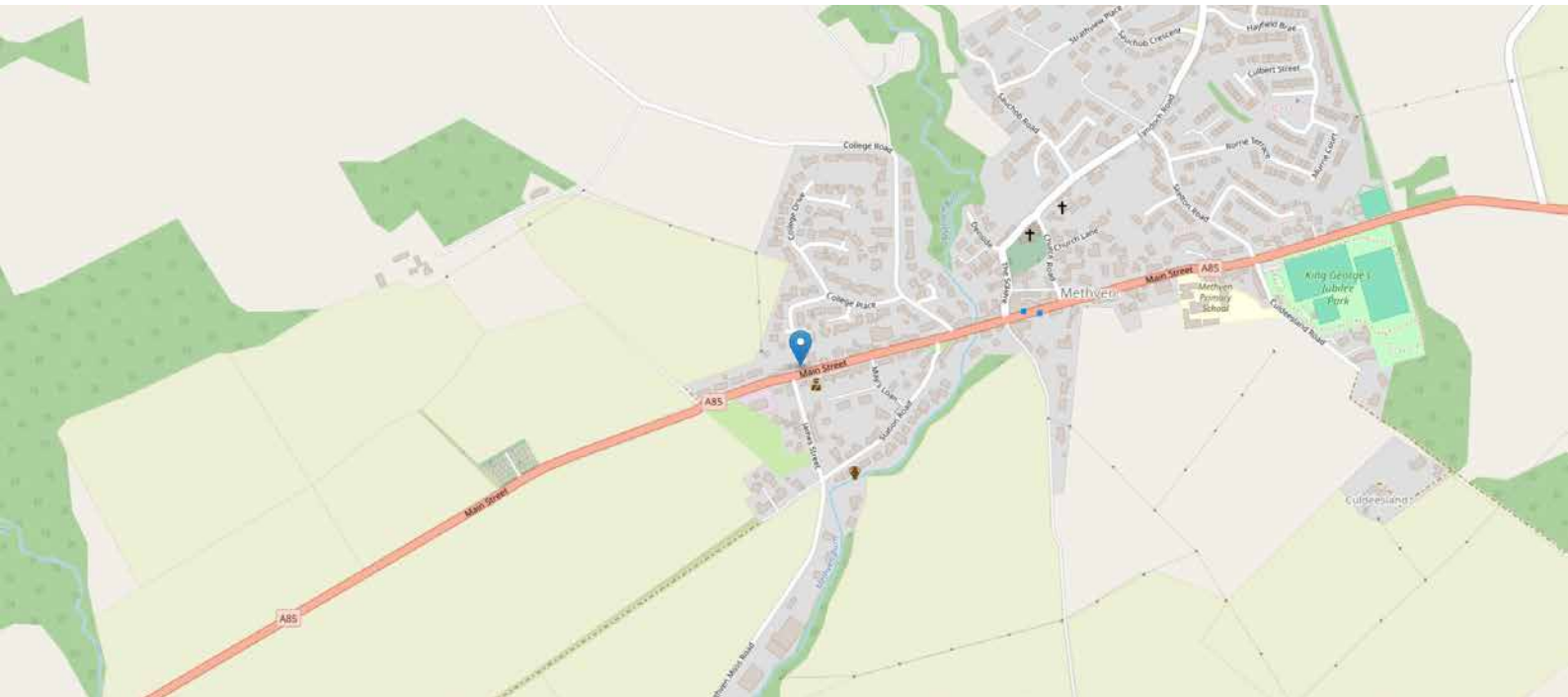


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 110m^2 | EPC Rating: D



THE LOCATION

Methven is an attractive and well-established Perthshire village, offering the appeal of a close-knit community with the convenience of Perth just a short drive away. Set on the A85 between Perth and Crieff, it is particularly appealing to those who enjoy village life, with the surrounding countryside close at hand and a good range of facilities within easy reach. The village has its own local amenities, including a convenience store, post office, pharmacy and places to eat, together with community facilities and recreational space. Methven Primary School is situated in the heart of the village and serves local children and the surrounding area, making it a convenient choice for families with younger children.







An additional attraction for families considering independent education is the proximity of Glenalmond College, one of Scotland's well-known independent schools. Set in an impressive 300-acre Perthshire estate, the co-educational college offers both day and boarding provision for pupils aged 12 to 18. Its location within the surrounding countryside makes it a particularly notable educational facility for the wider area. For a broader choice of schooling, shopping and professional services, the city of Perth is approximately six miles away. Perth offers an extensive range of supermarkets, high street retailers, restaurants, cafés, leisure facilities and cultural attractions, together with a railway station providing connections to destinations across Scotland.

The surrounding countryside provides plenty of opportunity to enjoy an outdoor lifestyle, with attractive rural walks, cycling routes and open landscapes throughout Perthshire. The nearby River Almond and the wider countryside offer further appeal for those who enjoy getting outside and making the most of their surroundings.

The A85 provides convenient road connections between Methven, Perth and Crieff, while Perth's wider road network offers access towards the A9 and routes to the central belt and beyond.

Combining village amenities, local primary schooling, access to a respected independent college and the wider facilities of Perth, Methven offers a particularly appealing setting for families and those seeking a little more space and a community-oriented way of life.







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