

Den Lea, 11 Retinue Row

METHVEN, PERTH, PH1 3PF



Charming Cottage with two bedrooms and a back garden in a desirable village location



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McEwan Fraser is delighted to offer to the market this charming two bed, end-terraced cottage just off the village centre of Methven and within easy commuting distance of Perth, Crieff and the major road network for other parts of Scotland.

THE LOUNGE



Accommodation includes a spacious lounge with plenty of natural light from the window to the front of the property.

THE KITCHEN



The kitchen features a range of modern light wood wall and base units, laminate flooring, stainless steel sink and drainer, a washing machine, a free-standing cooker, and a semi-glazed door that opens to the back garden. There is ample room in the kitchen for a small breakfast table. Upstairs are two bedrooms with windows to the front of the property.



The staircase rises from the lounge to the upper floor. The principal bedroom benefits from fitted wardrobes and both bedrooms are carpeted for comfort. The bathroom is a nicely presented, fully tiled, bathroom with a white three-piece suite. An over-bath shower and glazed screen add to the benefit.

THE BATHROOM



BEDROOM 1



BEDROOM 2

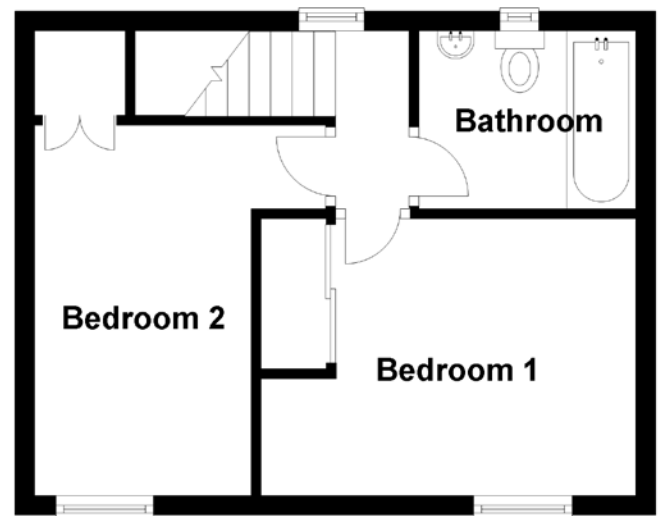
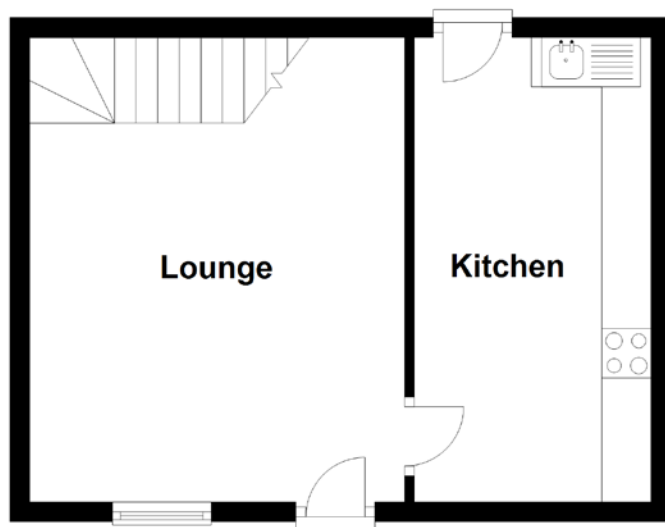


To the rear of this home, there is an enclosed garden. On-street parking is readily available.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

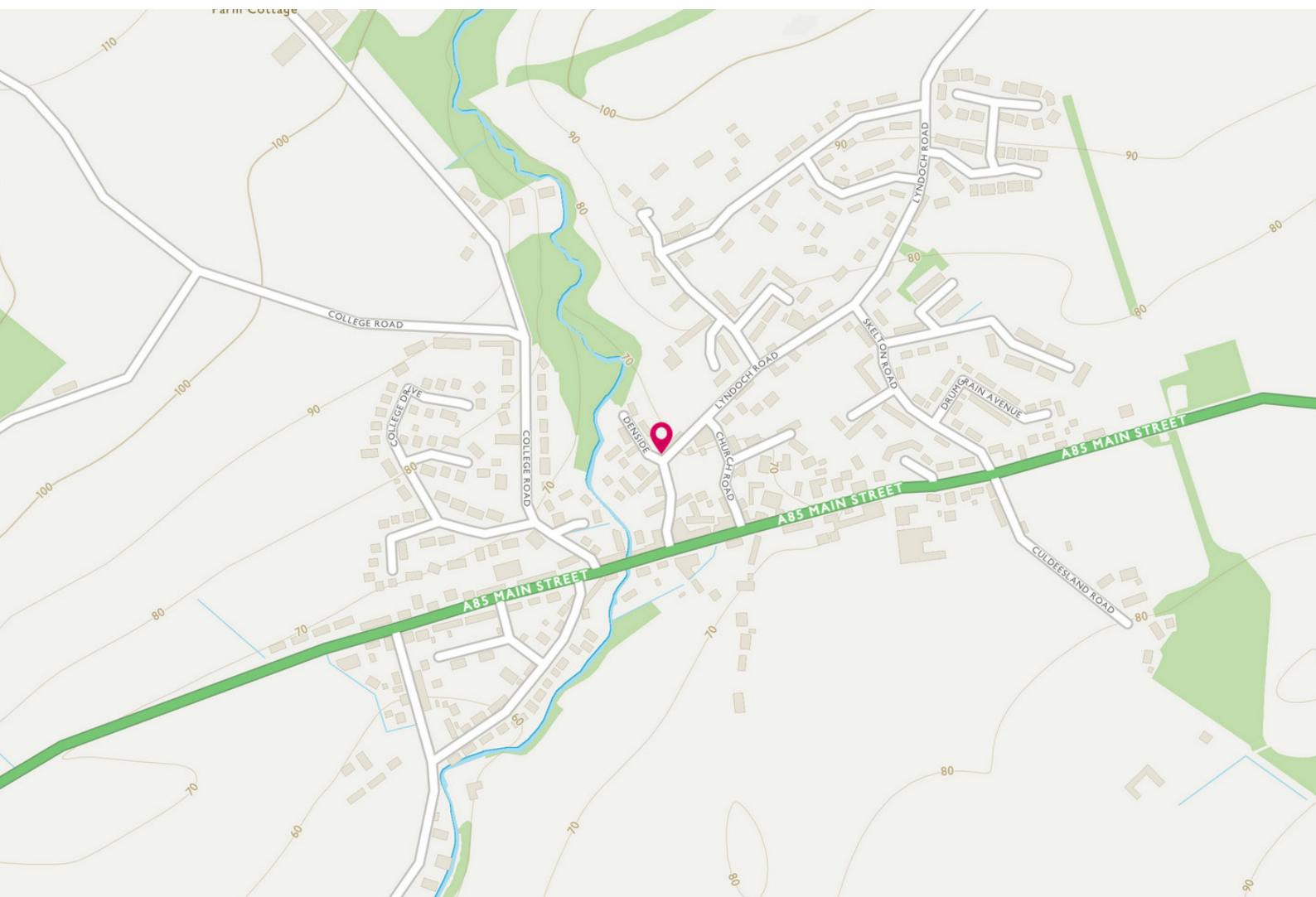


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.80m (12'6")
Kitchen	4.70m (15'5") x 2.40m (7'10")
Bedroom 1	3.80m (12'6") x 2.80m (9'2")

Bedroom 2	3.60m (11'10") x 2.95m (9'8")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 57m²
EPC Rating: D



THE LOCATION

Retinue Row is situated in the Perthshire village of Methven. A desirable location, Methven is a popular village situated between Perth and Crieff.





Methven offers a range of local amenities including a primary school, shops offering day to day shopping, Restaurants, pubs and a garage. The village is located within a short drive from the many facilities on offer in Perth. Perth, Scotland's first 'Fairtrade City', is considered one of the most desirable cities in the UK to live in. The city centre has a superb range of shops and professional services. There are a number of restaurants, cultural facilities including the Perth Concert Hall, Perth Theatre, Perth Museum and Gallery and the Fergusson Gallery, and good leisure facilities, including a swimming pool, ice rink, golf courses and two sports centres. Perth has a railway station with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness and connections to the national rail network. Edinburgh Airport is easily reached and there is a direct service from Dundee to London City Airport. A small airport at Scone caters for light aircraft. The city enjoys a pivotal position at the hub of the Scottish road network with direct road links via the M90 to Edinburgh, the A9 and M9/M80 to Stirling and Glasgow, the A9 north to Inverness, and the A90 dual carriageway leading to the east, Dundee and Aberdeen.



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