

Simple Approach



74a Main Street, Perth  
PH1 3PS

Offers over £107,950

In the charming village of Methven, Perth, this delightful C Listed ground floor flat on Main Street offers a perfect blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities, making it an excellent choice for those seeking a vibrant community atmosphere.

Upon entering, you will find a spacious bedroom that invites relaxation, complemented by a well-appointed shower room. The flat is in move-in condition, allowing you to settle in without delay. The property benefits from gas heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Additionally, the flat includes a private garage, providing secure parking and extra storage space, along with the convenience of on-street parking for guests. Residents can also enjoy the communal courtyard, a lovely space to unwind and socialise with neighbours.

This property is perfect for individuals or couples looking for a comfortable home in a sought-after location. With its appealing features and proximity to local amenities, this ground floor flat is a wonderful opportunity not to be missed.

### Lounge

15'0" x 17'1" (4.59 x 5.23)

### Kitchen

6'11" x 13'11" (2.11 x 4.25)

### Bedroom

8'9" x 10'0" (2.68 x 3.06)

### Shower Room

4'10" x 7'4" (1.48 x 2.25)

### Hallway

7'8" x 10'7" (2.36 x 3.24)





- Ground Floor Flat
- Sought After Village Location
- One Spacious Bedroom
- Gas Heating & Double Glazing
- Move in Condition Throughout
- Communal Courtyard
- Close to All Local Amenities
- Privately Owned Garage & On Street Parking
- Do You Need A Mortgage Appointment Quickly?  
Call Simple Approach Mortgages Today!



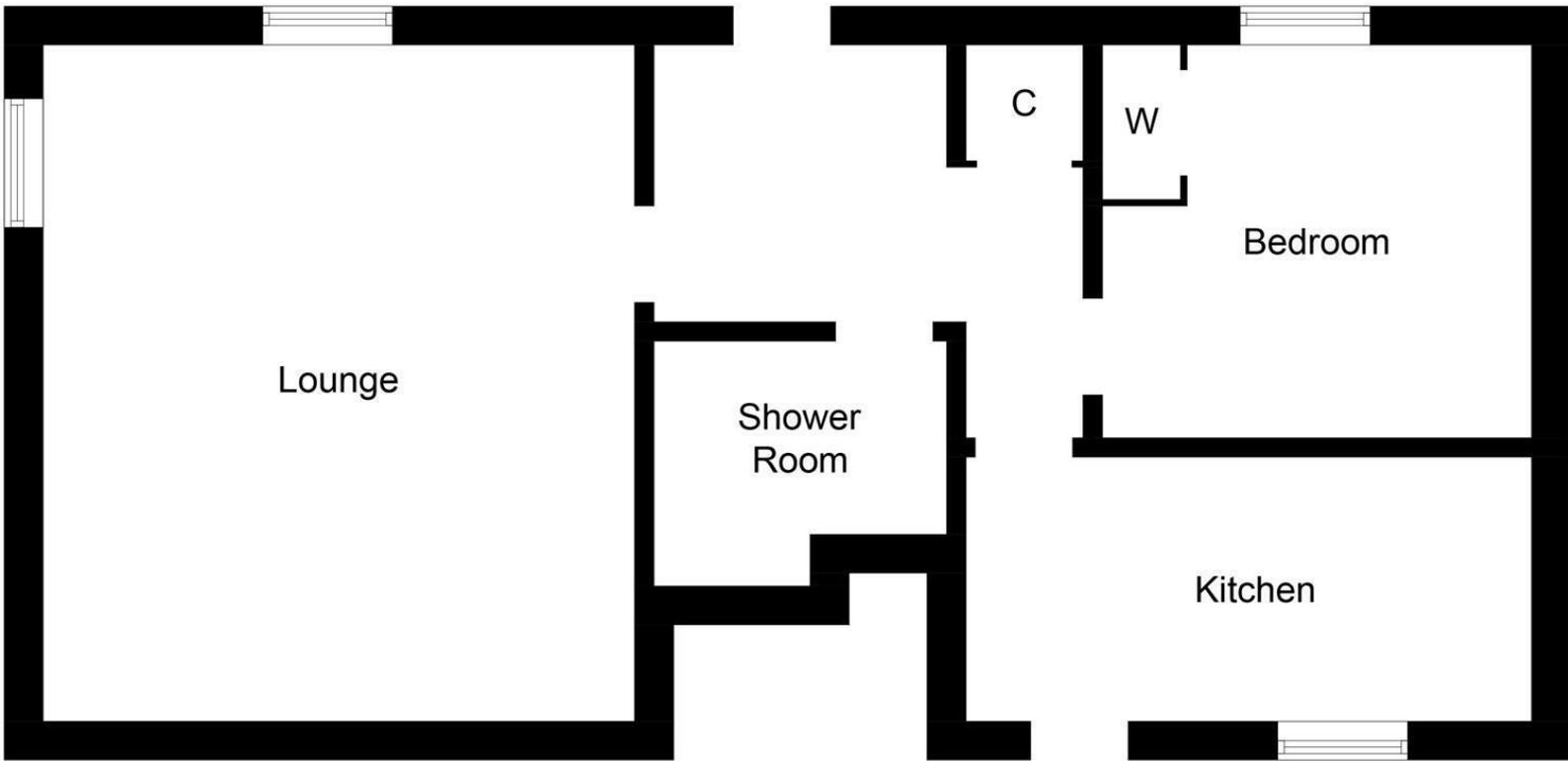


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID941556)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC