

Simple Approach



72c Main Street, Perth
Perthshire PH1 3PT

Offers over £88,000

Simple Approach are pleased to welcome to the market this very well presented two bedroom property on Main Street Methven to the residential market. This stunning property is ideally placed to take advantage of all local amenities found on the Main Street, a reputable primary school and local restaurants just a short walk away. this stunning apartment has been stylishly designed for modern living, comprising; a spacious lounge with ample room for a dining table, bright modern kitchen, two good sized bedrooms both currently used as doubles and a stylish modern bathroom. The accommodation comprises ample street parking, double glazing, gas central heating and a peaceful village setting. Viewing is essential to appreciate the excellent finishes and beautiful location on offer.

Livingroom

11'6" x 12'4" (3.52 x 3.76)

Kitchen

11'5" x 6'5" (3.50 x 1.97)

Entrance Hallway

15'2" x 4'9" (4.64 x 1.46)

Bathroom

6'5" x 4'11" (1.98 x 1.52)

Bedroom 1

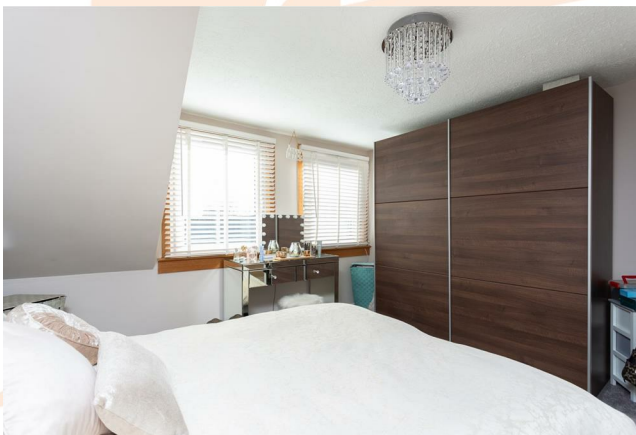
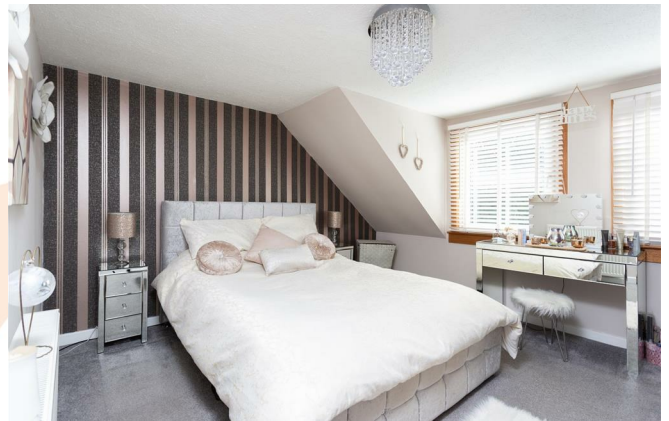
10'11" x 11'10" (3.34 x 3.61)

Bedroom 2

10'10" x 10'8" (3.32 x 3.26)

Location

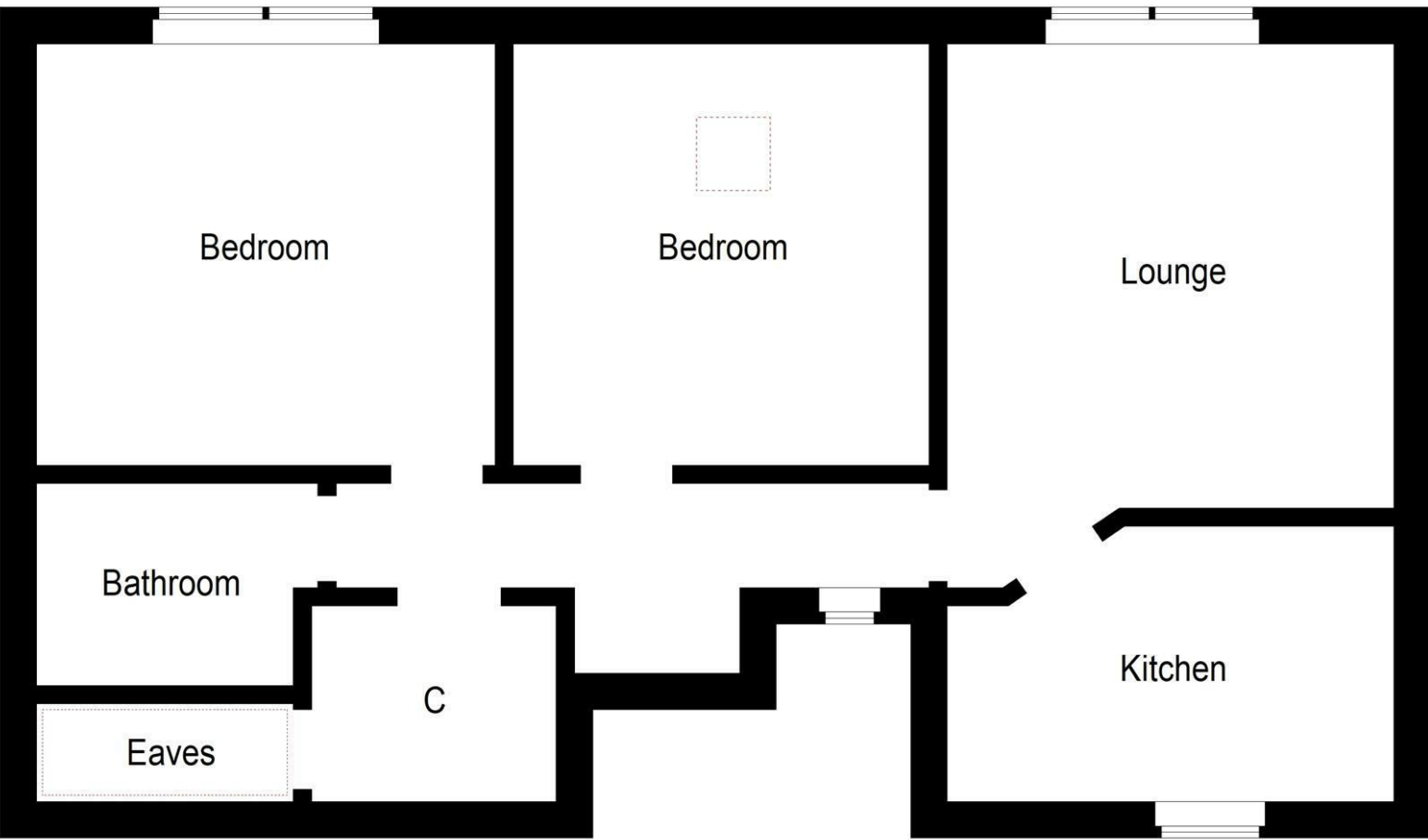
The village of Methven is sought-after for its locality to the City of Perth, as well as having its own local amenities situated within walking distance of this property. This includes a nearby convenience store, a post office and Methven Primary School. Methven is also perfectly situated for access to Inveralmond & Broxden Roundabouts providing quick access onto routes into Glasgow, Inverness, Edinburgh and the Central Belt. There is a nearby petrol station on the way into Perth and a 24 hour Tesco Supermarket just a few minutes drive away.





- Well Presented Two Bedroom Flat
- Sought After Village Location
- Double Glazing and Gas Central Heating
- Modern Kitchen and Bathroom
- Excellent Move In Condition
- Ample Street Parking
- Close To All Local Amenities





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC