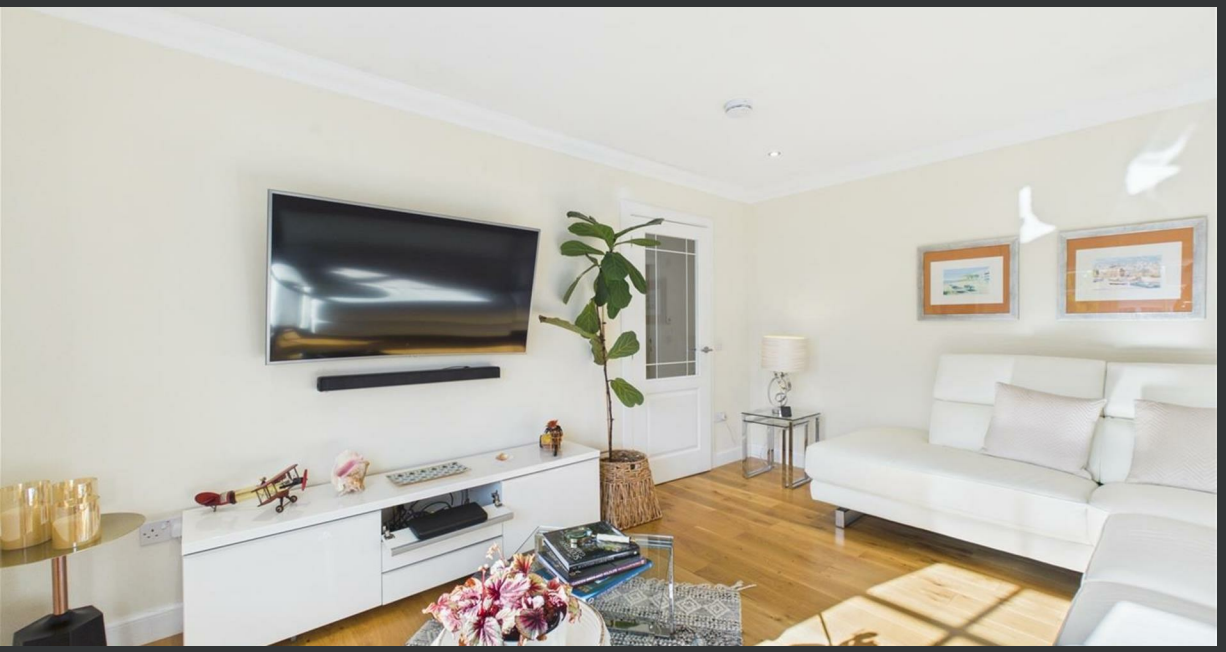


14 Taylor Avenue, Methven, PH1 3EF

Offers over £245,000

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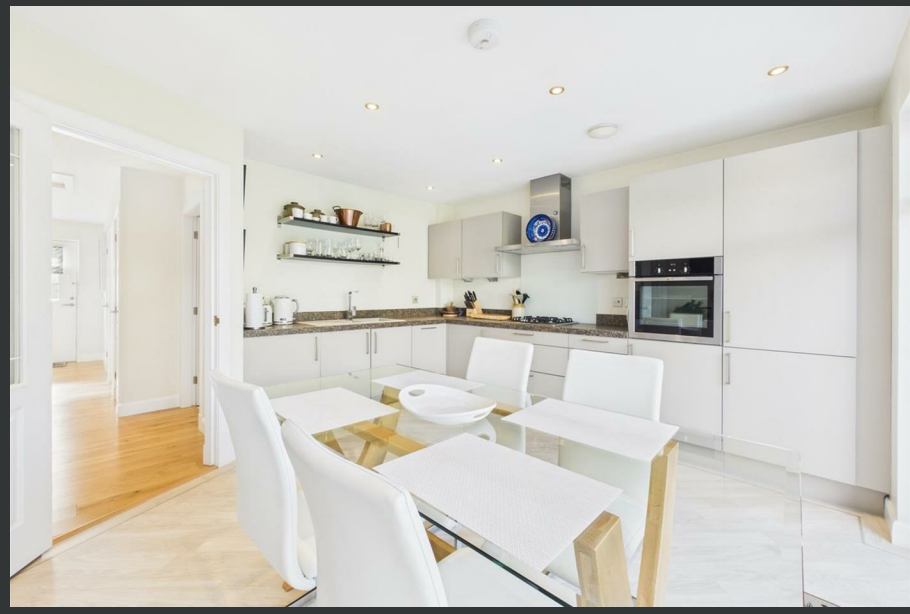
14 Taylor Avenue
Methven, PH1 3EF

Offers over £245,000

- Link-detached bungalow
- Two double bedrooms
- Bright, spacious lounge
- French doors to rear garden
- Beautifully maintained gardens
- Popular Methven location
- Principal bedroom with en-suite
- Modern fitted dining kitchen
- Contemporary bathroom
- Private driveway and garage

Situated in the popular Perthshire village of Methven, 14 Taylor Avenue is an attractive two-bedroom link-detached bungalow offering beautifully presented accommodation, stylish interiors and delightful garden grounds.

The property opens into a welcoming hallway leading to a bright and spacious living room, tastefully decorated in neutral tones with attractive wooden flooring, creating a comfortable space for relaxing and entertaining. The contemporary kitchen and dining area is a particular highlight, featuring sleek fitted cabinetry, integrated appliances, generous worktop space and ample room for family dining. French doors open directly onto the rear patio and garden, allowing natural light to flood the room. Both bedrooms are well-proportioned and beautifully presented, with the principal bedroom benefiting from fitted wardrobes and a convenient en-suite shower room. A stylish bathroom provides additional comfort and practicality. Externally, the property enjoys beautifully maintained gardens, with a generous lawn, mature planting and a paved patio ideal for outdoor dining and entertaining. The attractive front garden enhances its kerb appeal, while a driveway and attached garage provide valuable off-street parking and storage. Combining modern comforts, single-level living and an appealing village setting, this impressive bungalow offers a wonderful opportunity for a variety of buyers seeking a welcoming home.







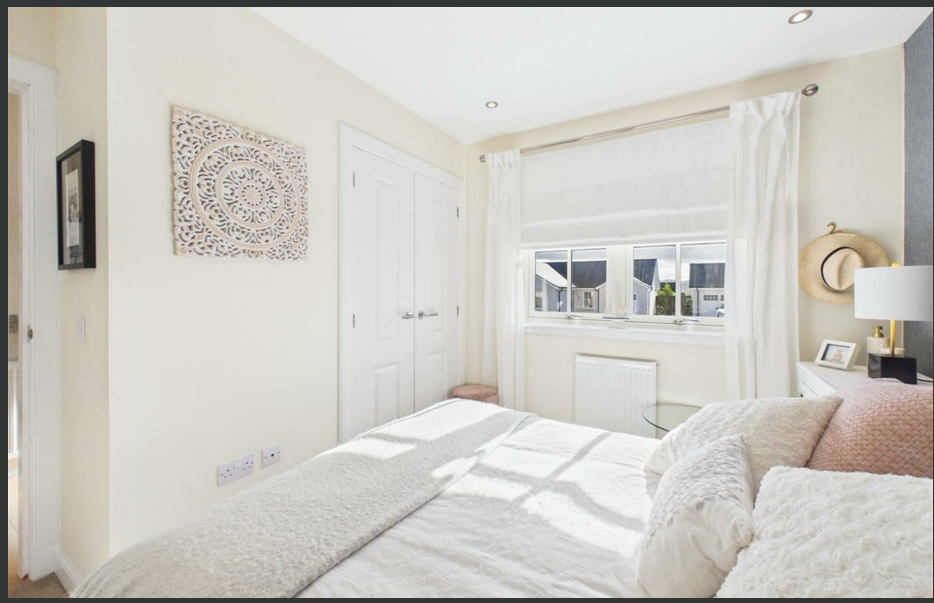






Location

Methven is a charming Perthshire village situated approximately six miles west of Perth, offering an appealing balance of peaceful rural living and convenient access to city amenities. The village benefits from local shops, a primary school, community facilities and attractive surrounding countryside, making it popular with a variety of buyers. Nearby Perth provides an extensive selection of supermarkets, restaurants, leisure facilities, secondary schools and transport connections. The surrounding area offers excellent opportunities for walking, cycling, golfing and exploring the beautiful Perthshire landscape. With convenient access to the A85, Methven is ideally positioned for enjoying village life while remaining connected.

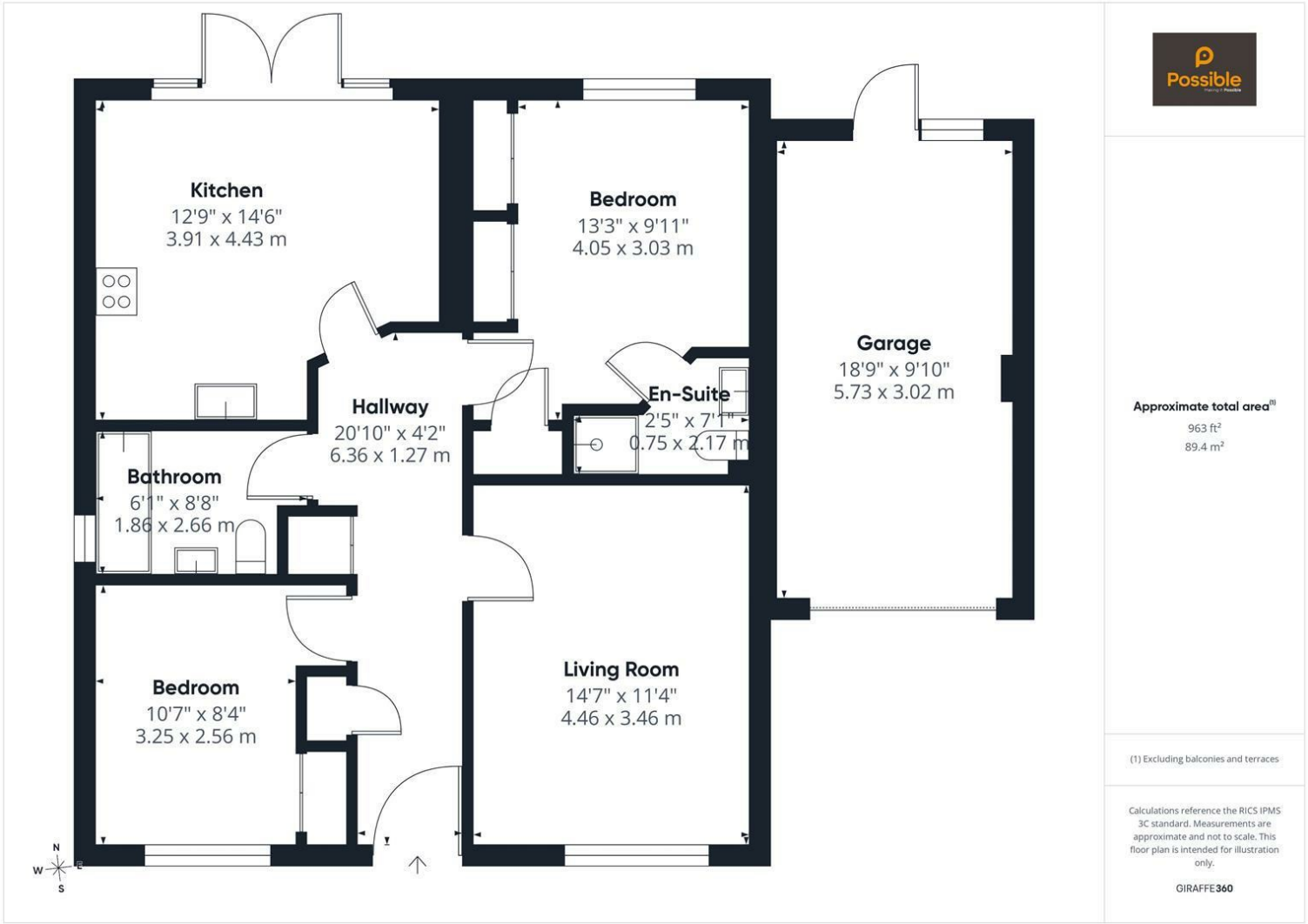












Approximate total area(1)

963 ft²

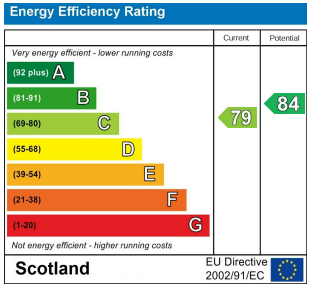
89.4 m²

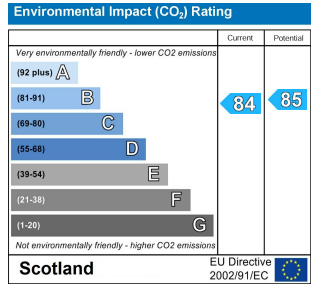
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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