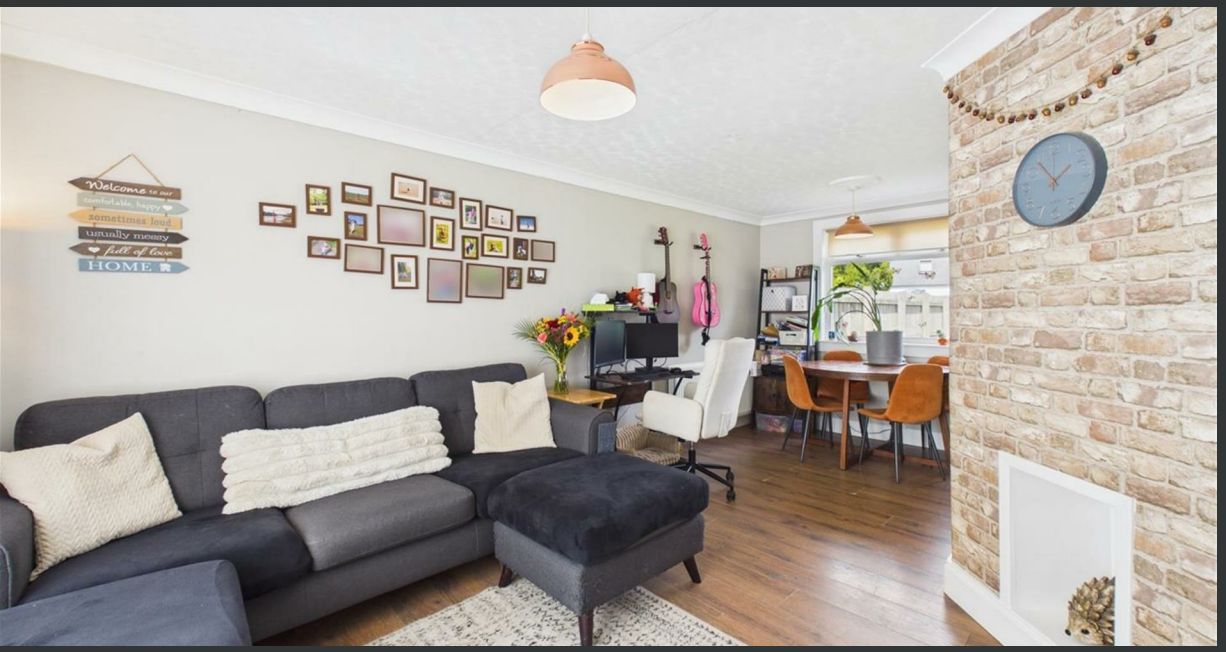


Possible
Making it Possible

27 Drumgrain Avenue, Methven, PH1 3QB
Offers over £165,000

3 1 1 C


Welcome to our
comfortable, happy
sometimes loud
usually messy
full of love
HOME







27 Drumgrain Avenue
Methven, PH1 3QB

Offers over £165,000

- Three-bedroom mid-terraced villa
- Modern fitted kitchen
- Off-street parking
- Large enclosed rear garden
- Move-in condition
- Spacious lounge and dining area
- Generous principal bedroom
- Contemporary family bathroom
- Gas central heating
- Double glazing throughout

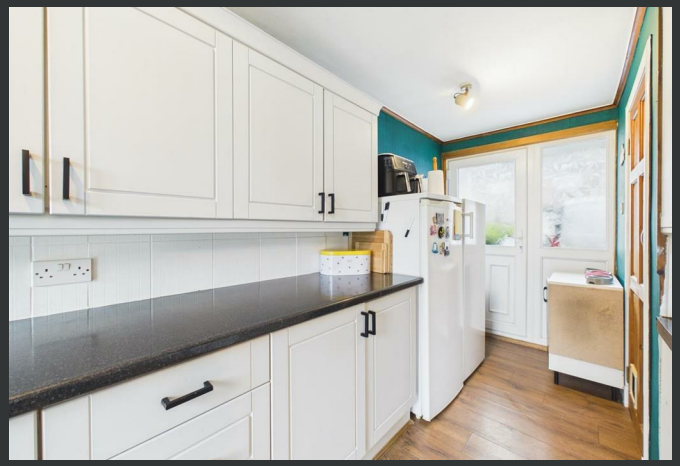
Situated within a popular residential area of Methven, this well-presented three-bedroom mid-terraced villa offers spacious family accommodation, generous outdoor space and excellent convenience for local amenities.

The property is entered via a welcoming hallway leading to a bright and comfortable living and dining area providing ample space for relaxation, family life and entertaining. The room enjoys plenty of natural light and benefits from an attractive open outlook to the front and rear. To the rear, the spacious kitchen offers an excellent range of contemporary units, generous worktop space and direct access to the garden, creating a practical and sociable environment for everyday living. On the first floor, the accommodation comprises three bedrooms and a modern family bathroom. The principal bedroom is a generous double, while the second bedroom also offers comfortable double proportions. The third bedroom provides flexibility as a child's room, nursery, home office or study. Externally, the property enjoys a sizeable enclosed rear garden, predominantly laid to lawn, providing an ideal space for children, pets and outdoor entertaining. To the front there is a driveway providing off-street parking for two cars. Further benefits include double glazing, gas central heating and a desirable village location within easy commuting distance of Perth.













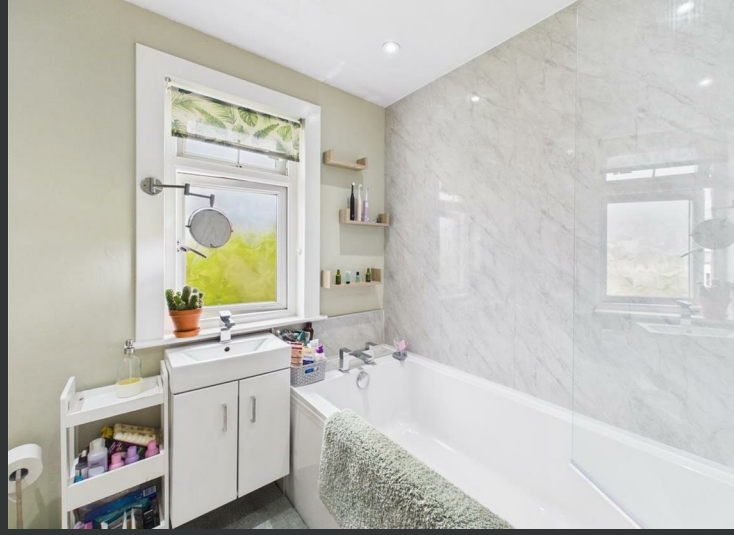


Location

Methven is a thriving Perthshire village located approximately six miles west of Perth, offering an excellent balance of rural charm and everyday convenience. The village provides a range of local amenities including a supermarket, independent shops, cafés, a medical practice and primary schooling. Surrounded by attractive countryside, Methven is ideal for those who enjoy walking, cycling and outdoor pursuits, while remaining within easy reach of Perth's extensive shopping, leisure and employment opportunities. Excellent road connections provide straightforward access to Perth, Dundee, Stirling and beyond, making Methven a popular choice for commuters, families and those seeking a welcoming village community.


ISLA





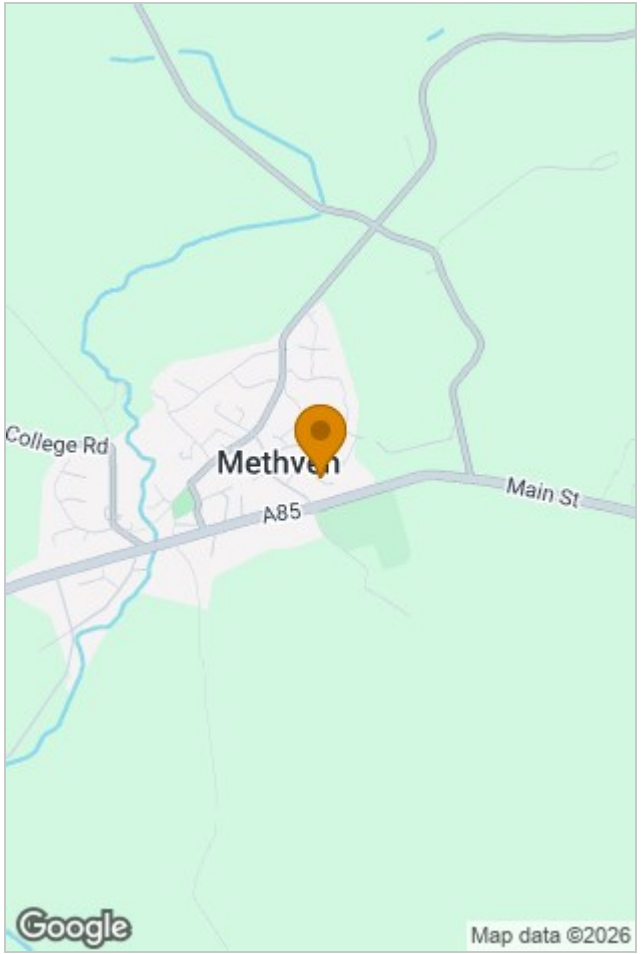


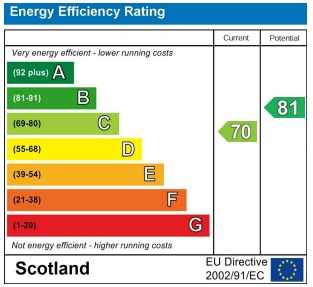


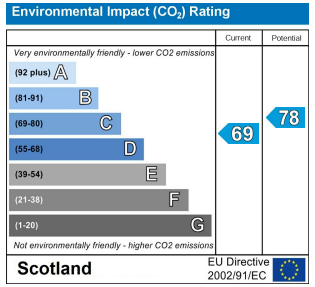












Viewing

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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