



26 Hayfield Brae, Perth, PH1 3HR  
Offers over £265,000

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## 26 Hayfield Brae Perth, PH1 3HR

- Stylish link-detached villa
- Spacious living room
- Notably large corner plot
- Double glazing
- Immaculately presented
- 3 double bedrooms 1 en-suite
- Contemporary dining kitchen
- Gas central heating
- Plentiful parking & garage
- Good storage space

Welcome to this stunning property located in the Perthshire village of Methven. This immaculately presented home, built by highly regarded local builders GS Brown, boasts 3 bedrooms and 2 bathrooms, perfect for a growing family or those who love to entertain guests.

Situated on a large corner plot, this modern link-detached villa offers a generous rear garden, ideal for enjoying outdoor activities or simply relaxing in the sunshine. The property's beautiful styling adds a touch of elegance, making it a truly inviting space to call home. Not only is this house aesthetically pleasing, but it is also highly energy efficient, helping you save on utility bills while reducing your carbon footprint. Additionally, the high degree of privacy ensures that you can enjoy peace and tranquillity in your own sanctuary. All in all a most impressive property that combines comfort, style, and functionality.

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## Location

The property enjoys a convenient location within the village with easy access to the local amenities including local convenience store, nursery, primary school, parklands/playing fields, various country walks, a popular village inn and highly regarded Indian restaurant. There is also a number of social events and activities within the local community and regular bus route within the village and road links to Perth (6 miles) and the dual-carriageway linking various destinations across the country. The property is also located within the catchment area for the new Berth Park secondary school.







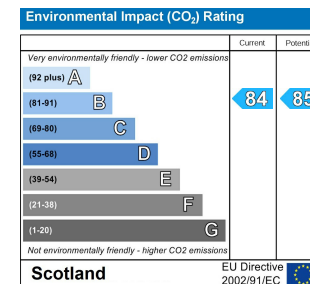
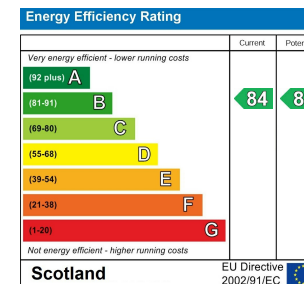


**Approximate total area<sup>(1)</sup>**  
1140.01 ft<sup>2</sup>  
105.91 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.