



6 College Place, Methven, PH1 3QN
Offers over £280,000

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6 College Place Methven, PH1 3QN

- Detached 3-bed home in a quiet location
- Modern dining kitchen
- Stylish bathroom & shower room
- Large garage & driveway
- Move-in ready with modern décor
- Spacious lounge with fireplace
- Bright conservatory overlooking garden
- New gas central heating & double glazing
- Low-maintenance patio garden
- Recently renovated to a high standard

Nestled in the charming village of Methven, this beautifully presented and three-bedroom detached home offers a perfect blend of modern living and practical design. Having recently undergone complete renovation throughout, the property boasts a spacious living room, complete with a feature fireplace, which flows seamlessly into a bright and stylish dining kitchen fitted with high-quality appliances, breakfast bar and ample storage units, making it the true heart of the home.

A large conservatory at the rear enhances the living space, providing a tranquil setting overlooking the low-maintenance rear garden. Upstairs, three generously sized bedrooms offer comfortable accommodation, while the contemporary family bathroom features a sleek double vanity unit, bath, and rainfall shower. Additional highlights include a ground floor shower room, a large driveway, a large garage, and a separate utility/store room. The outdoor space is designed for ease, with a multi-level patio, perfect for entertaining or relaxing. Located in a quiet residential area, this home offers a peaceful lifestyle with excellent transport links to Perth and beyond. With modern décor and flooring throughout and offered in move-in ready condition, this is an excellent opportunity for families or professionals seeking space, style, and convenience.

Offers over £280,000





Location

Methven is a charming village located just six miles west of Perth, offering a blend of rural tranquillity and modern convenience. With local shops, a primary school, a post office, and a welcoming community, Methven provides an excellent environment for families and professionals alike. Outdoor enthusiasts will love the nearby countryside walks, cycling routes, and scenic views, while easy access to the A85 makes commuting straightforward. The village also boasts historic landmarks, such as Methven Castle, and is well-connected to Perth's shopping, dining, and entertainment options. A sought-after location for those looking for a peaceful yet accessible lifestyle.







Ground floor



Floor 1



Approximate total area[®]

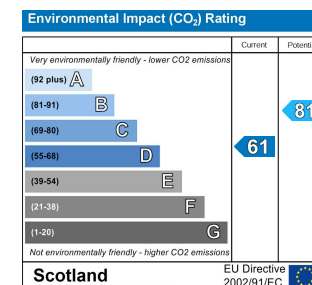
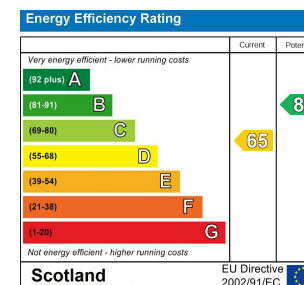
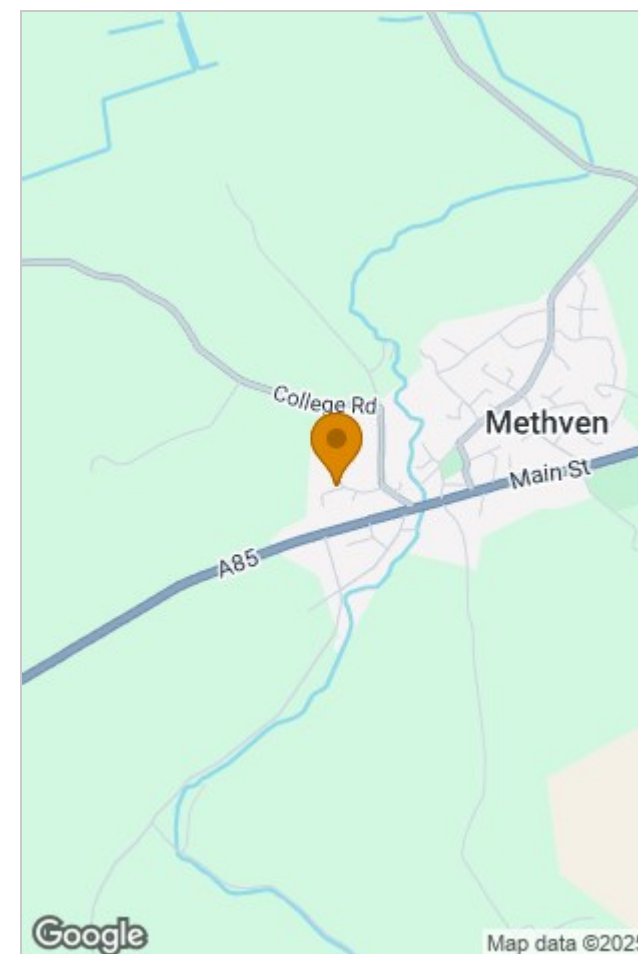
1546.77 ft²
143.7 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.