



76 Main Street, Perth, PH1 3PS
Offers over £160,000

4 1 1 D



- Four-bedroom townhouse
- Cosy lounge with exposed beams
- Family bathroom on first floor
- Double glazing
- Central Methven location
- Spacious accommodation over three floors
- Generous kitchen with dining area
- Gas central heating
- Excellent transport links

76 Main Street is a charming and deceptively spacious four-bedroom terraced home, set in the heart of the popular village of Methven. Arranged over three floors, this property blends period character with modern touches, offering versatile living space ideally suited to families or those needing extra room to work from home.

The ground floor welcomes you with a bright lounge featuring exposed wooden beams and a cosy fireplace, creating a warm and inviting atmosphere. To the rear, a generous kitchen with ample storage and dining space adds flexibility and practicality to the layout. The first floor hosts two well-proportioned double bedrooms, together with a modern family bathroom. Upstairs, two further bedrooms benefit from Velux windows, filling the rooms with natural light and providing excellent options for guest rooms, home offices, or hobbies. With its generous accommodation, central location, and characterful presentation, this is a home that will appeal to a wide range of buyers.

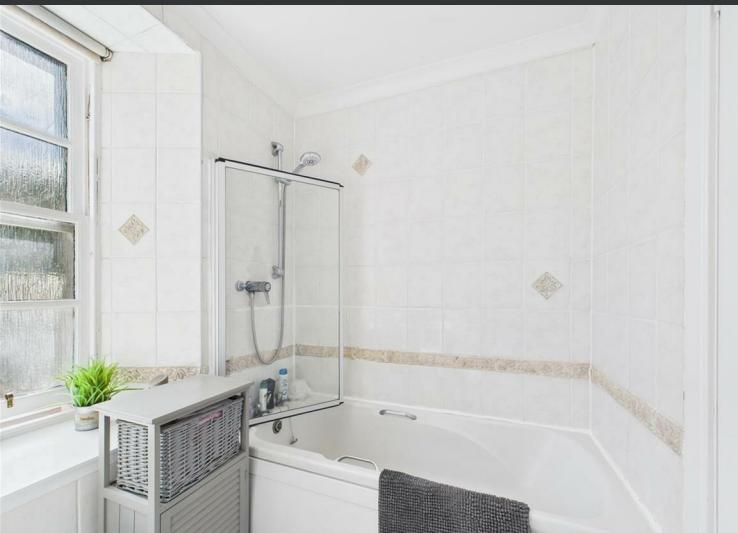


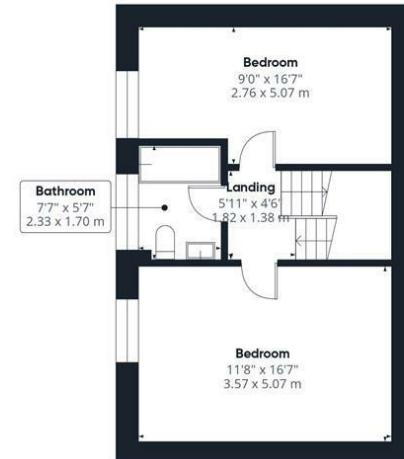


Location

Methven is a thriving village just six miles west of Perth, offering the perfect blend of rural living and city convenience. The village itself provides a range of everyday amenities including a local shop, primary school, café, and pub, all within walking distance. For families, the school and welcoming community spirit make it a popular choice, while commuters benefit from quick road links via the A85 to Perth, Crieff, and beyond. Surrounded by beautiful countryside, Methven is also ideal for outdoor pursuits such as walking and cycling. It's a well-connected, characterful village that balances tranquillity with accessibility.







Approximate total area⁽¹⁾

1252 ft²
116.5 m²

Reduced headroom

40 ft²
3.7 m²

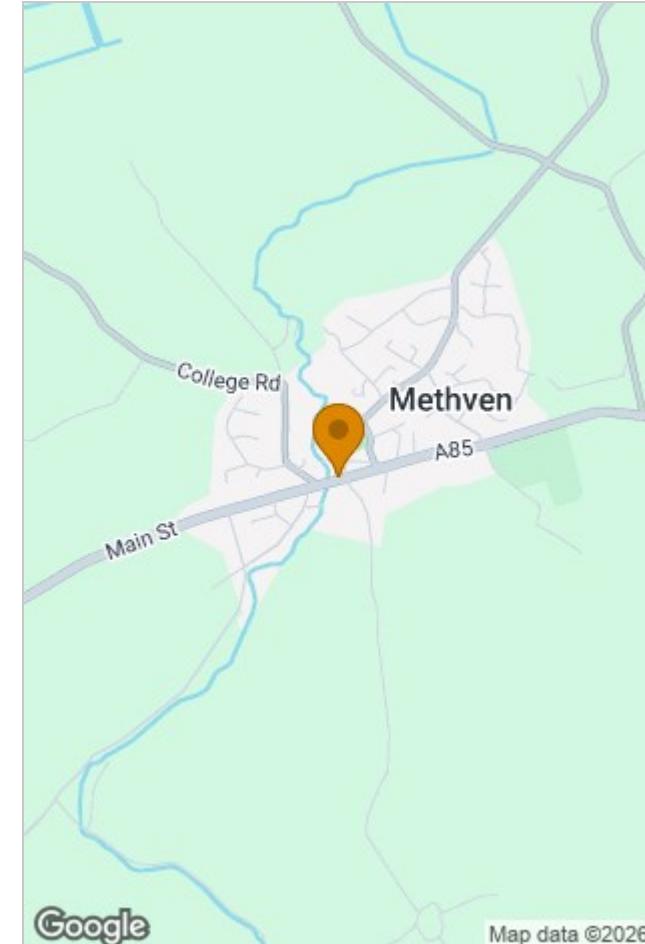
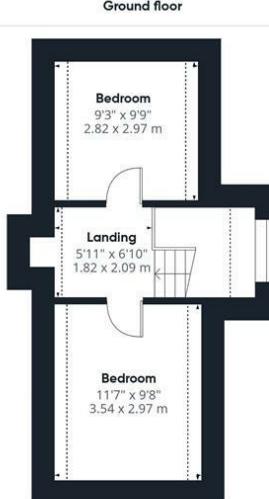
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland

EU Directive 2002/91/EC

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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