

8 Station Road, Perth, PH1 3QF

Offers over £270,000

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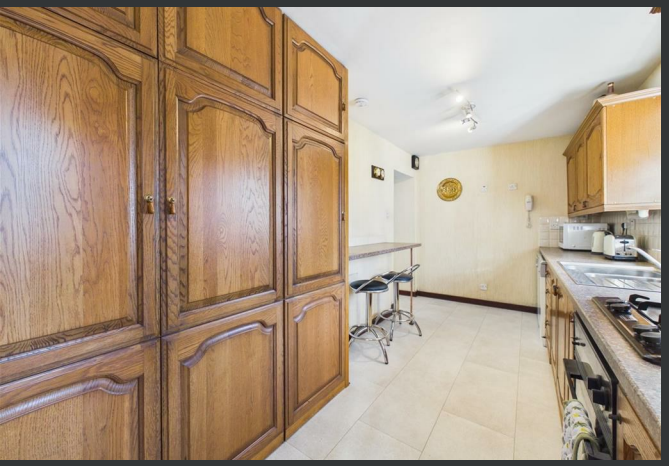
- Four-bedroom detached home
- Spacious living room with fireplace
- Breakfasting kitchen with seating
- Ground-floor bedroom and bathroom
- Wealth of off-street parking
- Large garden grounds
- Separate formal dining room
- Practical separate utility room
- Flexible upstairs accommodation
- Detached garage and timber summerhouse

Enjoying an attractive position within the popular village of Methven, 8 Station Road is a charming four-bedroom detached home offering versatile accommodation, notably generous garden space and a selection of useful outbuildings.

The property opens into a welcoming hallway leading to a comfortable living room, complete with a feature fireplace and an attractive archway connecting to the separate dining room. The breakfasting kitchen offers a good range of timber-fronted units, ample worktop space and a breakfast bar for informal dining. A separate utility room provides additional practicality, while a well-proportioned ground-floor bedroom with fitted mirrored wardrobes and a family bathroom complete this level. Upstairs, there are three further bedrooms, including two comfortable rooms and a smaller third room offering flexibility for a variety of uses, such as a home office or additional storage. Outside, the property benefits from well-maintained garden, featuring a generous lawn, mature shrubs and established hedging. A timber summerhouse provides an attractive spot to relax and enjoy the surroundings, while a detached garage and additional outbuilding offer excellent storage and practical space. The sale includes the fridge, washing machine and dishwasher, with other items of furniture available by separate negotiation. Combining adaptable accommodation with appealing outdoor space, this is a lovely home with plenty to offer in a well-connected village setting.



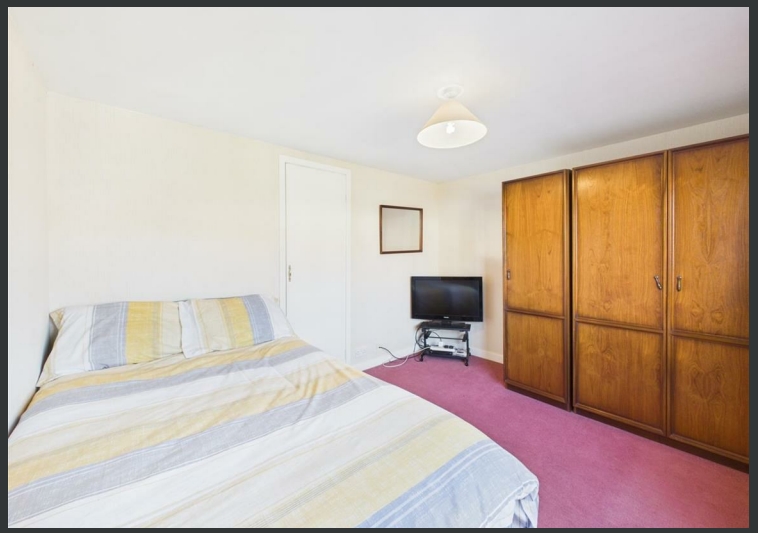






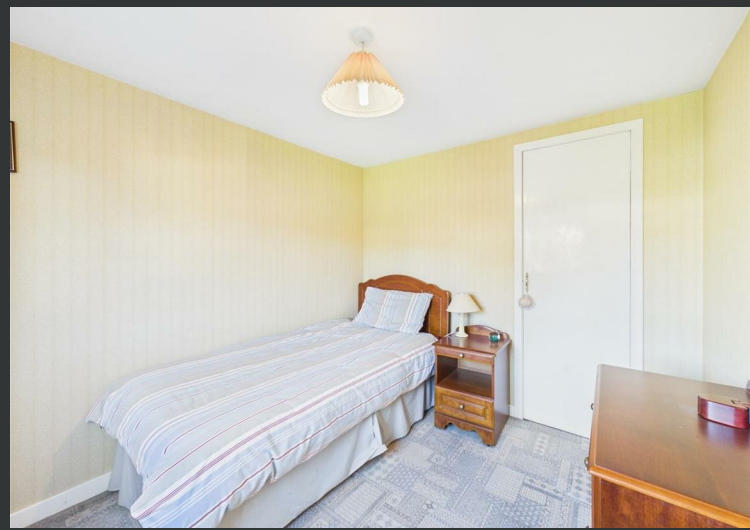







Location

Methven is a popular Perthshire village situated approximately six miles west of Perth, offering an appealing balance of countryside surroundings and everyday convenience. The village enjoys a welcoming community atmosphere and provides a range of local amenities, including a primary school, convenience shopping, a post office, pharmacy and recreational facilities. Surrounded by attractive countryside, Methven also offers opportunities for walking and enjoying the outdoors. Its position along the A85 provides convenient access to both Perth and Crieff, with regular bus services connecting the village to surrounding areas. Perth offers a wider selection of shopping, leisure facilities, restaurants and transport connections.



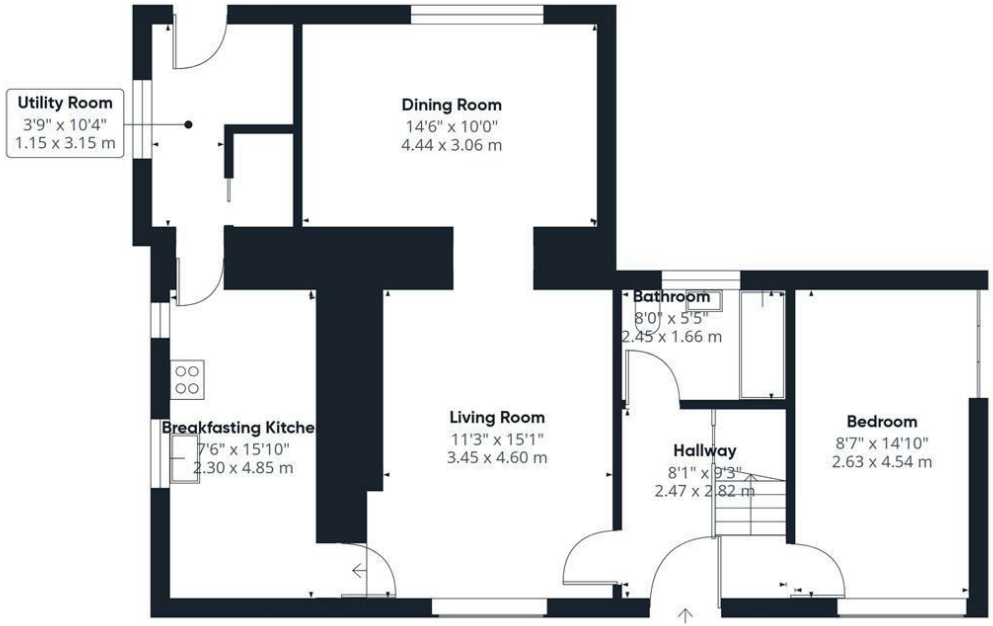




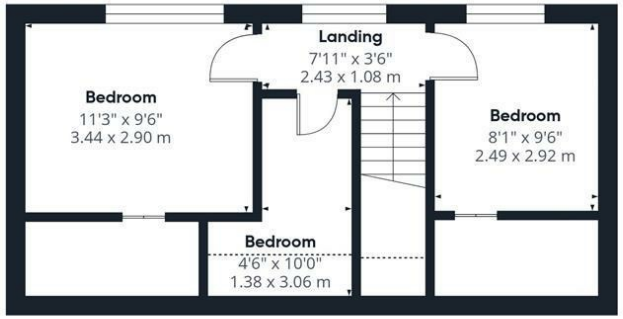




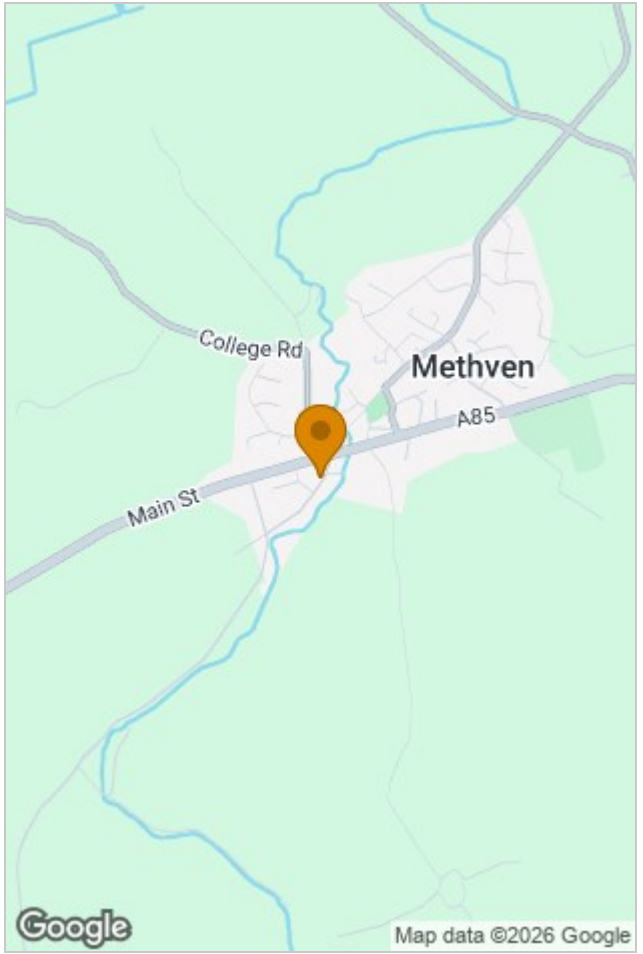


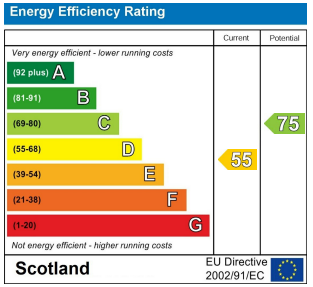


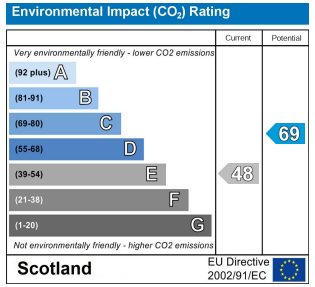
Ground floor



Floor 1







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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