



Allyn House Seven Acres, by Methven, PH1 3SU

Offers over £467,000



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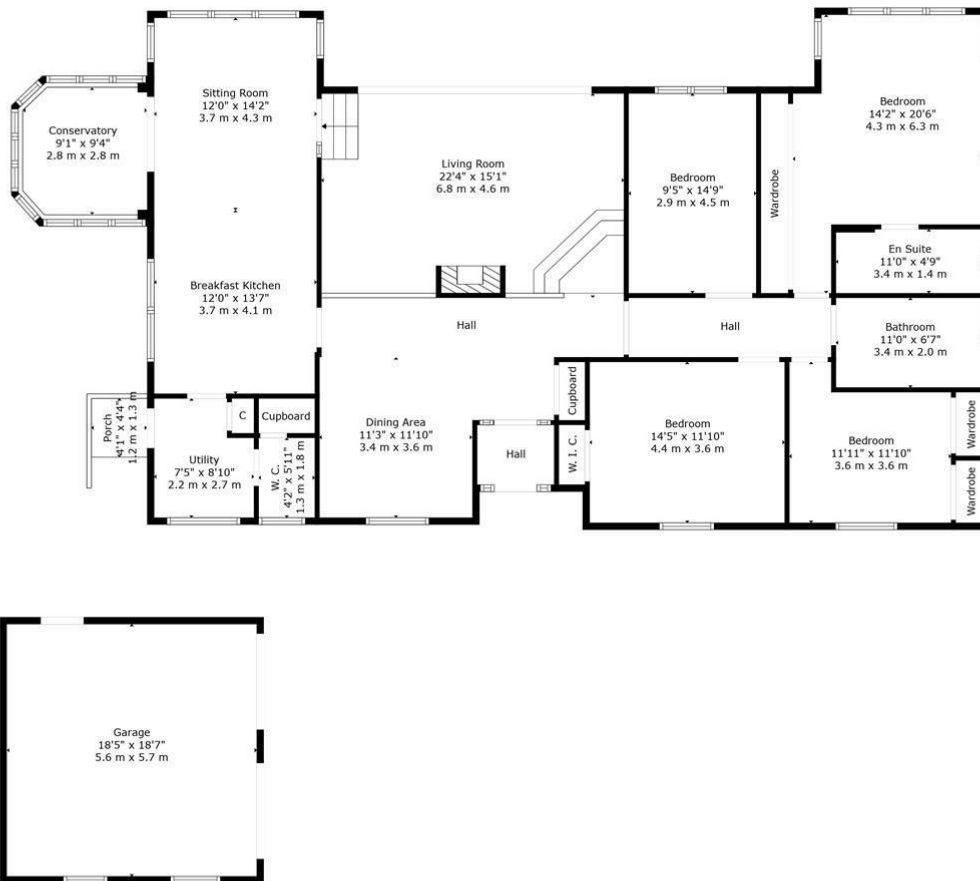


Situated within the former walled garden of Methven Castle, this superb home boasts notably light and spacious accommodation spread across one level. Nestled amongst mature trees and enjoying a high degree of privacy, it also boasts secluded garden grounds extending to over $\frac{1}{2}$ an acre in total – including sprawling areas of lawn, an array of colourful shrubs and plants, many seating areas including a Gazebo, a fully equipped garden office, external store room and a large greenhouse. It also features gas central heating, double glazing, excellent storage space, a wealth of off-street parking and a double garage.

- Secluded detached bungalow
- Beautifully manicured garden grounds
- High degree of privacy
- Fully equipped garden office
- 4 double bedrooms 1 en-suite
- Wealth of parking, double garage and carport
- Easy access to travel links
- Gas central heating & double glazing

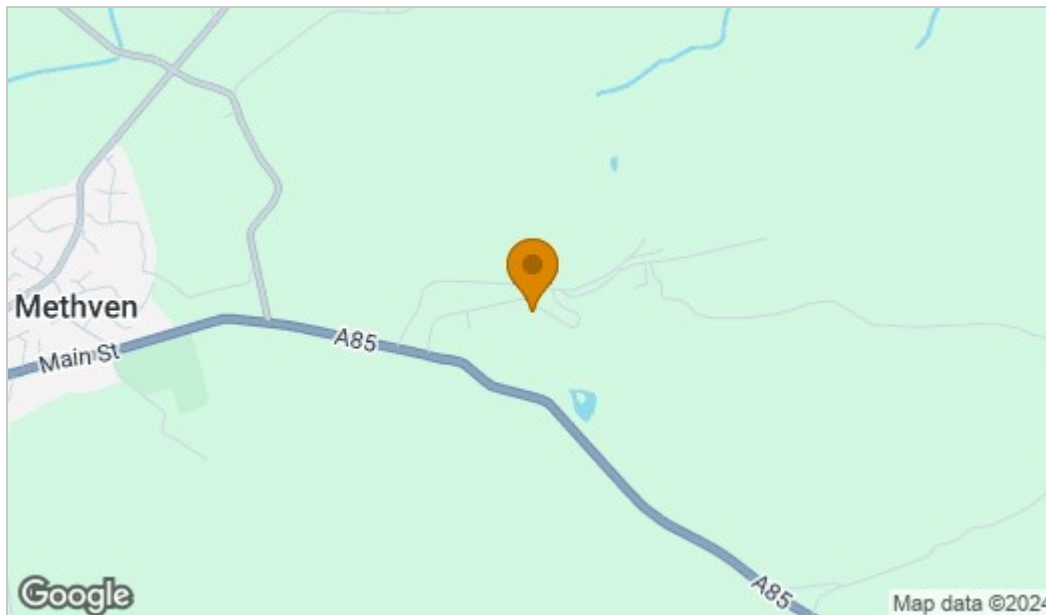






TOTAL: 2136 sq. ft, 198 m2
FLOOR 1: 2136 sq. ft, 198 m2
EXCLUDED AREAS: GARAGE: 343 sq. ft, 32 m2, PORCH: 18 sq. ft, 2 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	65
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		