

Silverlea, by Methven, Perth, PH1 3RF



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- Five bedroom main bungalow
- Three bedroom detached cottage
- Plentiful off-street parking
- Extensive garden grounds
- Separate sizeable paddock

- Flexible multi-generational accommodation
- Both properties in excellent order
- High degree of privacy
- Easy access to travel links

An impressive semi-rural home comprising a substantial five-bedroom detached bungalow alongside a separate three-bedroom cottage. Extensive gardens, a sizeable paddock and highly flexible accommodation make this a unique and rare opportunity for larger families, multi-generational living or buyers seeking valuable additional space alongside their main home.

The main house is a substantial five-bedroom detached bungalow offering an impressive amount of flexible living space, surrounded by generous garden grounds and open countryside.

At the heart of the home is a spacious dining kitchen, fitted with an extensive range of units and incorporating a central island with seating. This connects naturally with the adjoining sitting room and dining area, creating a sociable space for everyday living and entertaining. A separate living room provides a more private reception space and adds further flexibility to the layout. Five bedrooms are arranged across the bungalow, including two particularly generous rooms, while the remaining bedrooms provide excellent options for family, guests or home working. Three bathrooms serve the accommodation, including one positioned directly alongside the largest bedroom. The interior has plenty of individual character, with timber flooring, feature walls and well-presented bathrooms adding to the overall appeal. Outside, the house sits within extensive established grounds incorporating large areas of lawn, mature planting and several seating areas. Beyond the formal garden is a sizeable paddock, adding another dimension to the property and reinforcing its appealing semi-rural setting.

The Cottage

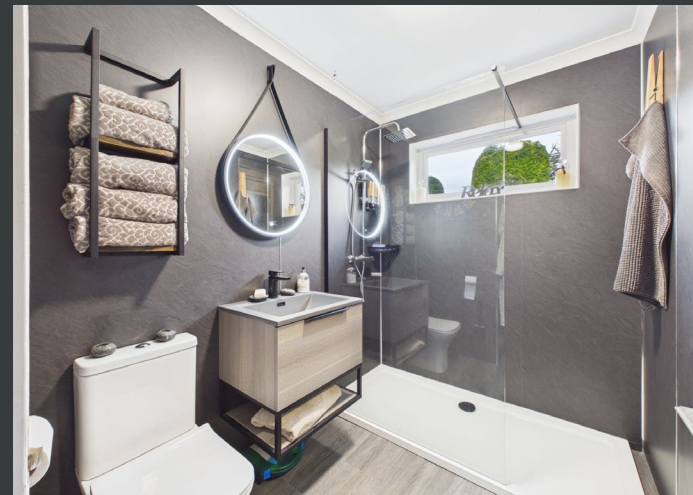
Positioned separately within the grounds, the attractive detached cottage provides substantial additional accommodation and greatly increases the versatility of the property as a whole. The ground floor centres around a spacious open-plan kitchen and living area, providing plenty of room for both seating and dining. From here, the accommodation leads to two ground-floor bedrooms together with two bathrooms, creating a particularly practical layout. A spiral staircase rises from the main living space to the first floor, where a third bedroom provides additional accommodation away from the main ground-floor rooms. With three bedrooms, two bathrooms and its own generous living space, the cottage could work particularly well for extended family, visiting guests or those simply requiring a separate and self-contained space alongside the main house. Its position away from the principal bungalow also gives each property a welcome degree of separation while remaining conveniently located within the same grounds.



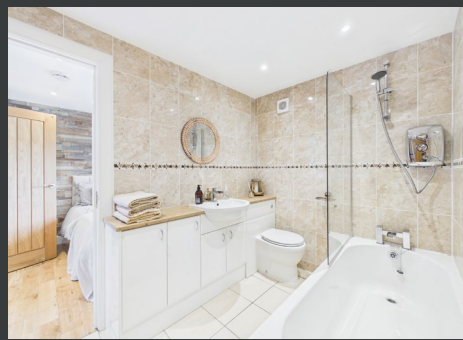


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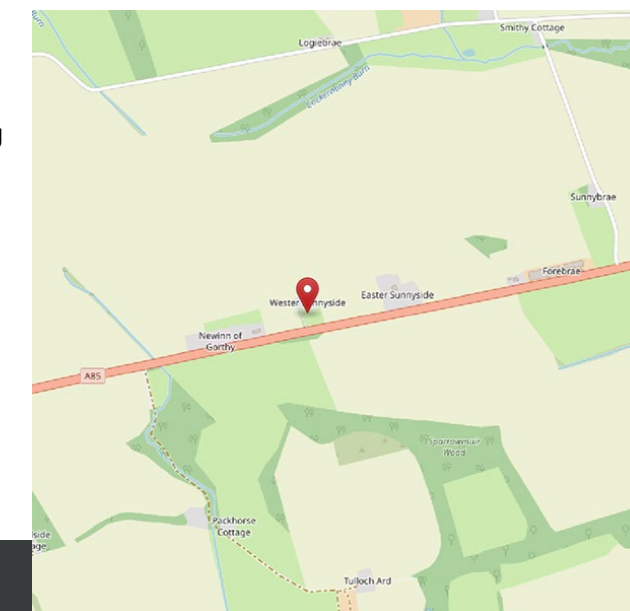
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LOCATION

Silverlea enjoys a peaceful semi-rural position near Methven, surrounded by open Perthshire countryside while remaining within easy reach of everyday amenities. Methven offers a useful selection of local services, including shops, schooling and community facilities, with Perth providing a much wider range of shopping, leisure and transport links. The location is well placed for access to the A85 and onward connections towards Perth, Crieff and the wider Perthshire area. With countryside on the doorstep and generous grounds around the property, the setting offers an appealing balance of privacy, space and accessibility.





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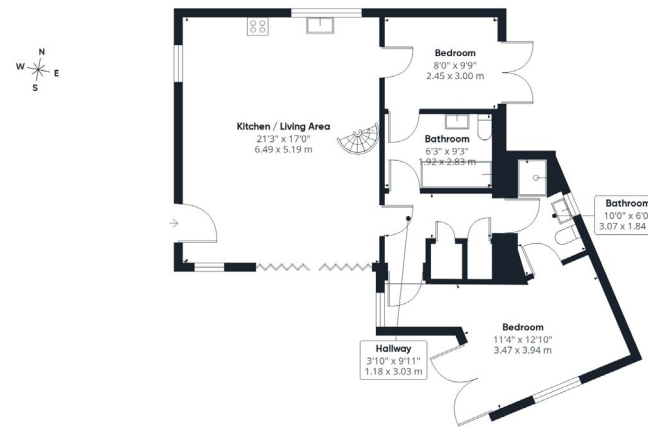
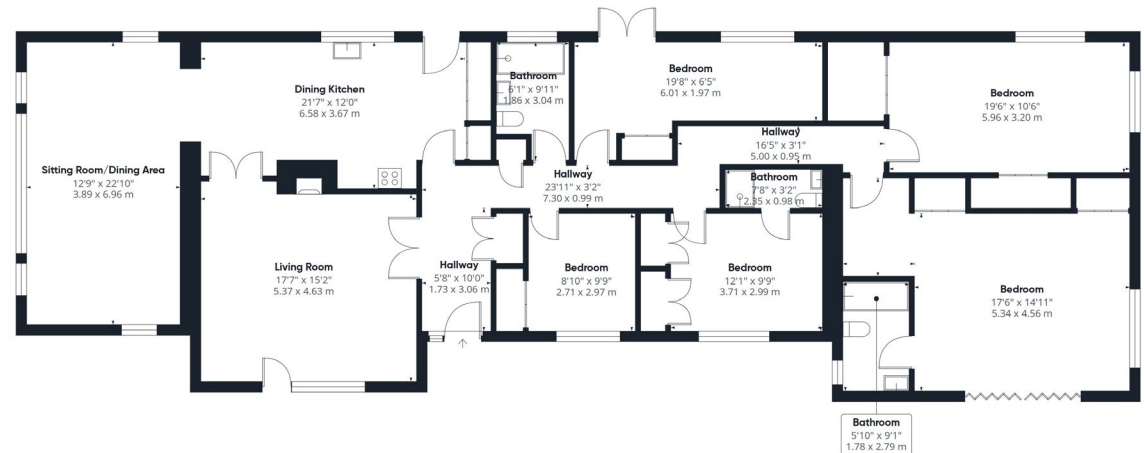
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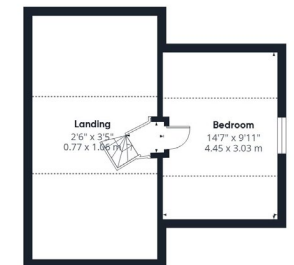


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All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



Ground floor Building 1



Floor 1 Building 1