



**Premier
Properties**
Perth



4 College Place, Perth, PH1 3QN Offers Over £237,500

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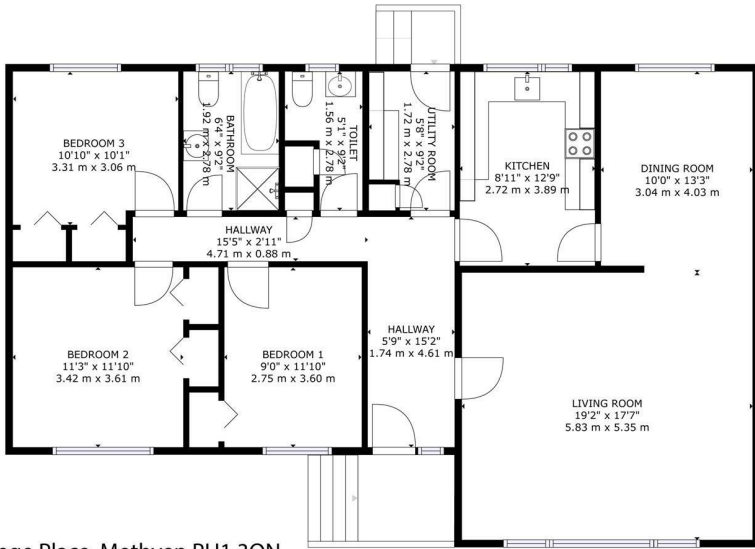
Set within a quiet cul-de-sac, the property is an ideal purchase for many buyers but is sure to be popular amongst families and buyers looking for a property on one level. Externally there is a single detached garage, driveway and well cared for garden to the front and a private garden to the rear.

The property features three bedrooms – all of which are fitted with wardrobes, a good sized lounge/diner, fitted kitchen, utility room, WC & family bathroom. Warmth is provided by gas central heating and the property is fully double glazed.

College Place could not be better located to access all that Methven has to offer including the local post office, primary school, bowling club and children's play park. A good bus service links Methven both to Perth and Crieff. The sought-after village of Methven is also close to all amenities in Perth and perfectly situated for Inveralmond & Broxden Roundabouts, giving quick access to Inverness, Glasgow & Edinburgh.

- 3 Bedrooms
- Gas Central Heating
- 2 Bathrooms
- Private Driveway
- Garage
- Private Garden

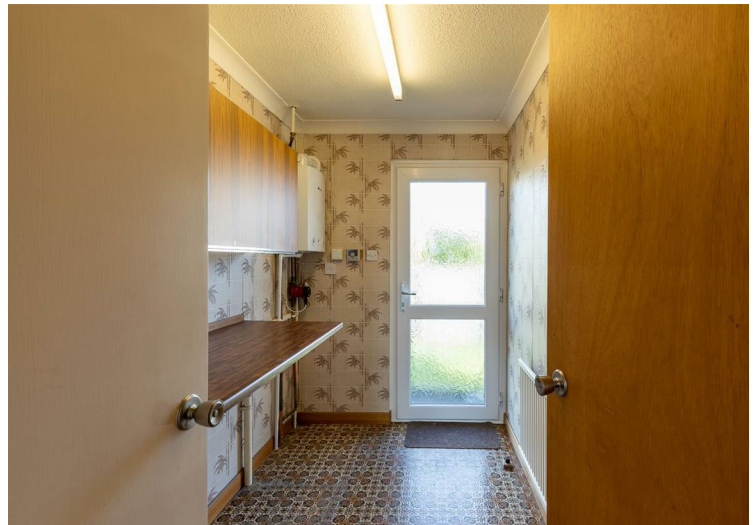
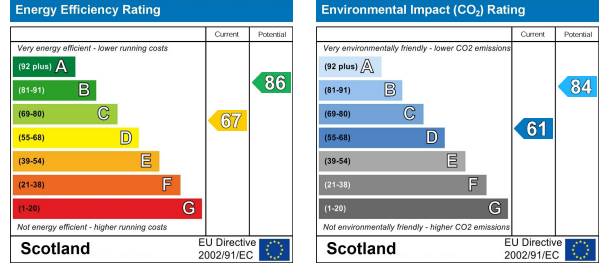




4 College Place, Methven PH1 3QN

GROSS INTERNAL AREA
 FLOOR 1: 1320 sq. ft, 123 m², EXCLUDED AREAS:
 PORCH: 36 sq. ft, 3 m²
 TOTAL: 1320 sq. ft, 123 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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