



**Premier
Properties**
Perth



17 College Drive, Perth, PH1 3QA Offers over £215,000



The property benefits from gas central heating and is double glazed. Externally there is a driveway and detached single garage providing off road parking and an enclosed garden to the rear.

The property features three bedrooms, a good sized lounge, fitted kitchen and family bathroom with hand held shower over bath. Warmth is provided by gas central heating and the property is fully double glazed.

Externally the property benefits from off road parking to the front with off road parking situated in front of the integral single garage. There is an area of lawned garden to the front bordered by some small trees and bushes. The rear garden is fully enclosed featuring an area of lawn bordered by a high hedge which provides a degree of privacy.

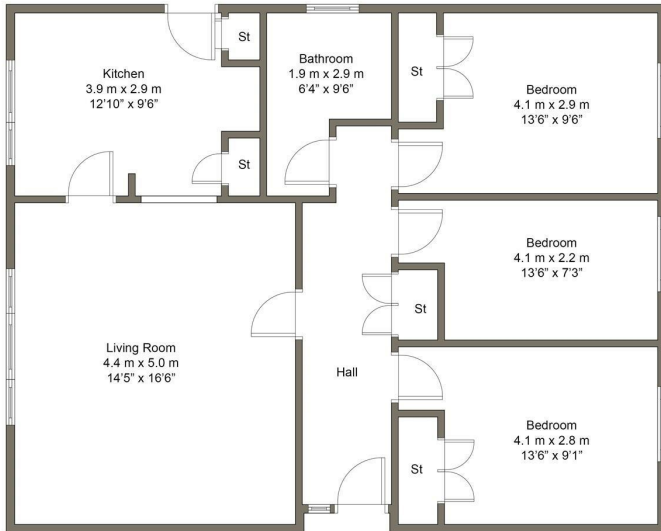
Accommodation comprises : Ground floor: Entrance hall, lounge, kitchen, three bedrooms and family bathroom (with WC).

Location: College Drive 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.

- Detached Bungalow
- Quiet Cul-De-Sac Location
- Popular Location
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Close to Local Amenities
- Nearby Primary Schooling
- Off Road Parking
- Private Rear Garden



17 College Drive, Methven PH1 3QA
 Plan not to scale.
 For illustrative purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		86	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) B
(81-91) B			(69-80) C
(69-80) C	64		(55-68) D
(55-68) D			(38-54) E
(38-54) E			(21-38) F
(21-38) F			(1-20) G
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	Scotland



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