





Nestled within a sought-after residential development on the fringes of the Perthshire village of Methven, this executive detached house promises a desirable semi-rural home for families and commuting professionals.

Enjoying excellent local everyday amenities and a primary school, and located within easy reach of Perth, the stylish four-bedroom property boasts exceptional reception space and an impeccable standard of finish throughout, and is accompanied by extensive, well-maintained gardens and a generous driveway.

The front door opens into a welcoming hallway characterised by crisp-white décor and polished floor tiles, immediately setting the tone for the stylish presentation and high standard of finish to follow. Accompanied by excellent storage and a contemporary WC, the hall flows towards the rear of the property and a living room, filled with dual-aspect light and tastefully presented with understated décor and plush carpeting. Generous dimensions promise a comfortable setting for everyday living and the sociable area extends, via sliding glazed doors, onto the rear garden. Next door, a kitchen, with garden access, is configured with sleek, modern cabinetry, framed by on-trend metro tiling and an expanse of downlit worktops. Furthering the streamlined design, an excellent range of integrated appliances include an oven, a gas hob with a splashback panel and a statement extractor hood, a dishwasher, a fridge/freezer and a washing machine. Returning back along the hall, a dining room enjoys a sunny, west-facing aspect and access to exceptional storage. The second reception room is enhanced by minimalist presentation and offers a generous space for family meals and formal entertaining. Completing the ground floor, one of the home's four double bedrooms is carpeted for comfort, neutrally decorated and accompanied by built-in wardrobes. The three remaining bedrooms, all similarly styled, are located off a bright, first-floor landing. The two largest bedrooms are supplemented by built-in storage and the master additionally enjoys its own en-suite shower room. The remaining bedroom benefits from a sunny outlook and is currently arranged as a home office, demonstrating fabulous versatility. Finally, a family bathroom features a contemporary three-piece-suite including a shower-over-bath, a sink set into vanity storage, and an illuminated wall-mounted mirror. Gas central heating and double glazing are found throughout.

Externally, an extensive enclosed rear garden features a wide paved patio and a generous sweep of lawn, all framed by planted borders. A mono-blocked driveway to the front provides parking for two cars and leads to a large external store. EPC Rating: C.

Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings and integrated kitchen appliances.



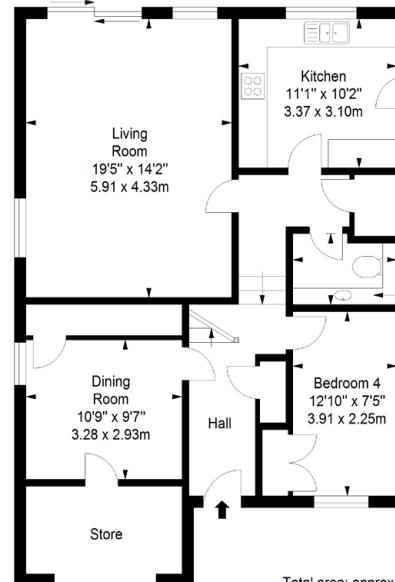




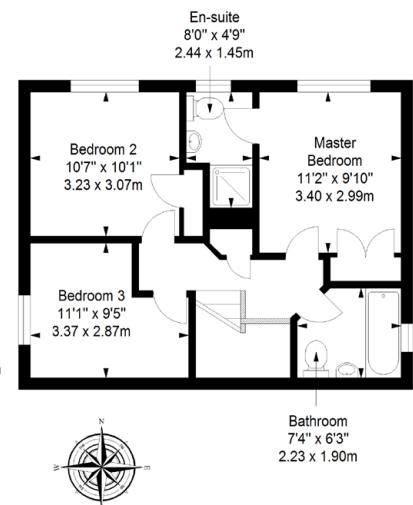
FEATURES

- Executive detached house
- Scenic village location
- Hallway with storage
- Spacious living room
- Contemporary kitchen
- Sunny dining room
- Four double bedrooms
- One en-suite shower room
- Modern family bathroom
- Ground-floor WC
- Excellent storage throughout
- Extensive private gardens
- Generous off-road parking
- GCH and DG

Ground Floor
Approx. 84.7 sq. metres (911.7 sq. feet)



First Floor
Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 132.2 sq. metres (1423.0 sq. feet)

Methven, Perthshire

A large village nestled in the beautiful Perthshire countryside, steeped in local history, Methven is situated under 7 miles from Perth, around 20 minutes by car. The village boasts excellent everyday amenities, including a convenience store, a plastic-reducing grocery and refill store, a Post Office, a doctor's surgery, and a pharmacy, as well as a café, a pub and restaurant, and a takeaway.

More extensive shopping can be found in nearby Perth, including well-known High Street stores, independent retailers, and major supermarkets, plus a number of restaurants, cafés, bars, and cultural and entertainment venues. Methven is ideal for those who enjoy spending time outdoors, with King George's Jubilee Park and in the village (with tennis courts) and the surrounding countryside offering no shortage of walking, running and cycling routes, whilst several golf courses are within easy driving distance. For indoor exercise, there are a number of gyms, leisure centres and sports clubs in Perth, whilst the village has its own bowling club. Perfect for families, Methven has a primary school offering nursery and primary education, along with a private nursery, followed by secondary schooling at Bertha Park High School in Perth, where a college can also be found. Glenalmond College, a highly-regarded independent school, is situated just outside the village. Methven is well connected to the surrounding areas by bus and road, whilst Perth train station offers regular services to Dundee, Aberdeen, Glasgow, Edinburgh and Inverness.