

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 5 The Square, Methven, Perthshire, PH1 3PE

Offers Over £76,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Flat 5 The Square, Methven, Perthshire, PH1  
3PE

Many thanks for your interest in  
Flat 5 The Square, Methven, Perthshire,  
PH1 3PE.

Next Home Estate Agents dedicate  
themselves to be available when you are,  
offering an unbeatable service 7 days a  
week until 9pm.

We have the largest sales team in  
Perthshire, operating from our 5 offices  
throughout Perthshire and delivering  
more sales than any other estate agent.

Not only are we Perthshire's Number 1  
choice but we are also local. One of the  
reasons we know the local markets so  
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If you're a first-time buyer we have  
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If you would like to be kept informed of  
other great properties like this one, please  
register on our hot buyers list, where we  
will email you of new property listings and  
property open days.

# About the area

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The village of Methven has a range of local amenities including a primary school, church, community hall, sport facilities and a variety of businesses. The town of Perth is close by and offers a further range of amenities and entertainment facilities



# Property summary

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The property offers well presented accommodation comprising entrance hall, lounge, kitchen, two bedrooms and a bathroom. Warmth is offered via gas central heating and the windows are double glazed throughout . Externally off street parking is available and there is a communal drying area.



# Key property features

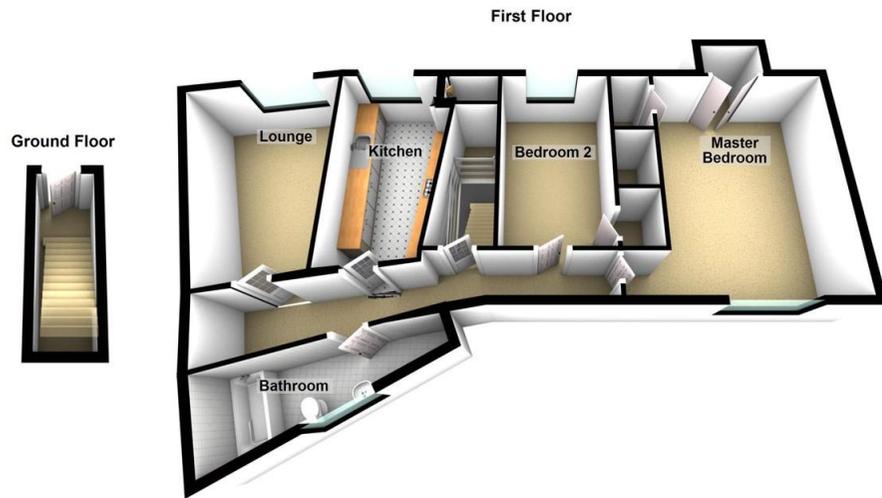
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- ✓ Ideal for first time buyers
- ✓ Ideal buy to let
- ✓ Close to local amenities
- ✓ Quiet village
- ✓ Private entrance
- ✓ Close to Perth
- ✓ Gas Central Heating
- ✓
- ✓
- ✓



# Floorplans

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# Property Room Sizes

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ENTRANCE HALL 15' 8" X 4' 8" (4.78M X 1.42M)

BATHROOM 9' 3" X 6' 1" (2.82M X 1.85M)

LOUNGE 16' 1" X 14' 10" (4.9M X 4.52M)

KITCHEN 15' 3" X 7' 3" (4.65M X 2.21M)

BEDROOM 11' 2" X 10' 11" (3.4M X 3.33M)

BEDROOM 9' 3" X 7' 9" (2.82M X 2.36M)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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47a Atholl Road, Pitlochry ..... 01796 54 80 14

1a James Square, Crieff ..... 01764 65 00 44

211 High Street, Auchterarder ..... 01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit: [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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