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Leading Perthshire Estate Agency

39b Lynedoch Road, Methven, Perth, PH1 3PN

Offers Over £450,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

39b Lynedoch Road, Methven, Perth, PH1 3PN

Many thanks for your interest with 39b Lynedoch Road, Methven, Perth, PH1 3PN.

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 well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

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.

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FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

The village offers a range of amenities including a primary school, post office, shop and a choice of restaurants/pubs.

The village is also ideal for the commuter with Perth city centre just a short drive away and there is easy access to the motorway network at Broxden.

There is a bus stop within easy reach providing public transport.





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Property Summary

A rare opportunity to purchase this spacious executive DETACHED FIVE BEDROOM FAMILY VILLA offering versatile accommodation over 2 floors.

The property is quietly tucked away and a large, secluded driveway provides off street parking for several vehicles.

The property has been built to an exceptionally high standard and benefits from quirky lighting features, excellent storage and 2 feature wood burning stoves.

The accommodation comprises entrance vestibule with large cloaks cupboard; reception hall; bright lounge with dual aspect windows; kitchen/dining/sitting room with fitted 'Neff' appliances; utility room; bathroom and two double bedrooms on the ground floor together with 3 further double bedrooms, en-suite shower room and additional shower room on the first floor.

Externally the double garage is currently fitted with a functional bar, electricity supply & wood burning stove.

Large, enclosed garden which is laid to lawn. Timber shed.

There is double glazing and gas central heating throughout.

Early viewing is highly recommended to appreciate the quality and quantity of accommodation on offer.



Key property features

- ✓ Detached Executive Villa
- ✓ Spacious Lounge
- ✓ Open plan Kitchen/Dining/Sitting Room
- ✓ 5 Double Bedrooms
- ✓ Shower room, Bathroom & En-suite shower room
- ✓ Utility room and excellent storage
- ✓ Double Glazing, Gas Central Heating & Underfloor heating downstairs
- ✓ Double Garage with roller doors, power & light
- ✓ Large Driveway
- ✓ Enclosed private garden













An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE VESTIBULE

7' 1" x 5' 4" (2.16m x 1.63m)

RECEPTION HALL

22' 1" x 15' 2" (6.73m x 4.62m)

LOUNGE

21' 0" x 13' 0" (6.4m x 3.96m)

KITCHEN/DINING/SITTING ROOM

15' 2" x 13' 1" (4.62m x 3.99m)

UTILITY ROOM

7' 6" x 7' 2" (2.29m x 2.18m)

BATHROOM

10' 1" x 6' 7" (3.07m x 2.01m)

BEDROOM 4

13' 4" x 10' 2" (4.06m x 3.1m)

BEDROOM 5

10' 3" x 8' 3" (3.12m x 2.51m)

BEDROOM 1

16' 1" x 13' 5" (4.9m x 4.09m)

EN-SUITE

7' 3" x 6' 6" (2.21m x 1.98m)

BEDROOM 2

11' 7" x 10' 8" (3.53m x 3.25m)

BEDROOM 3

10' 3" x 10' 4" (3.12m x 3.15m)

SHOWER ROOM

9' 8" x 7' 2" (2.95m x 2.18m)

GARAGE

22' 7" x 21' 7" (6.88m x 6.58m)

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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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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