

# Buy your next home with Next Home

Leading Perthshire Estate Agency

15 Drumgrain Avenue, Methven, Perth, PH1 3QB

Offers Over £130,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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15 Drumgrain Avenue, Methven, Perth, PH1 3QB

Many thanks for your interest with 15 Drumgrain Avenue, Methven, Perth, PH1 3QB.

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 renowned 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.

# About the Area

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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.



# Property Summary

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Next Home are delighted to bring to the market this spacious 2 bedroom semi-detached villa situated in the quiet village of Methven.

The property is ideal for a first time buyer with spacious accommodation set over 2 levels comprising: Entrance hall with large storage cupboard, lounge/dining room, kitchen, conservatory, 2 double bedrooms and a family bathroom. There is a gravelled driveway to the front of the property that can fit multiple vehicles.

The rear is fully enclosed and is low maintenance.

Gas central heating and double glazing.





# Key property features

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- ✓ Chain free
- ✓ Conservatory
- ✓ Ideal for a first time buyer
- ✓ Quiet location
- ✓ 2 double bedrooms
- ✓ Spacious lounge/dining room
- ✓ Low maintenance garden
- ✓ Ideal buy to let













# Have a property to sell?

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

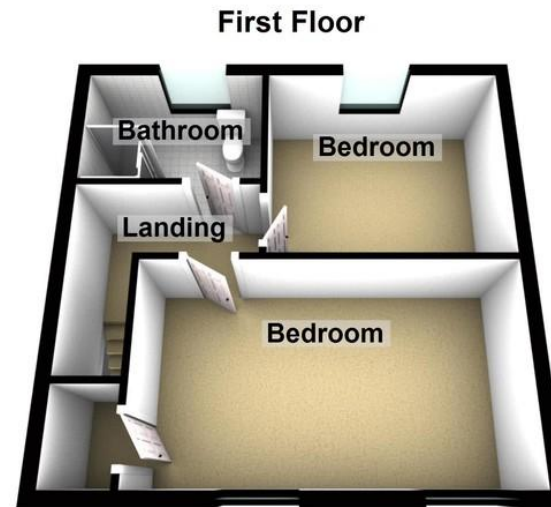
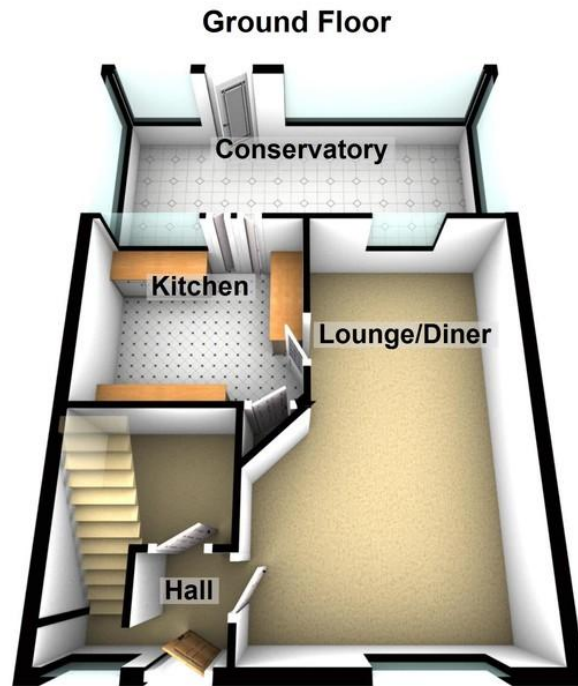


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# Floorplans

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# Property Room sizes

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## **ENTRANCE HALL**

*7' 2" x 4' 6" (2.18m x 1.37m)*

## **LOUNGE/DINER**

*19' 7" x 11' 8" (5.97m x 3.56m)*

## **KITCHEN**

*10' 8" x 8' 9" (3.25m x 2.67m)*

## **CONSERVATORY**

*17' 4" x 8' 5" (5.28m x 2.57m)*

## **LANDING**

*6' 2" x 3' 3" (1.88m x 0.99m)*

## **BEDROOM**

*15' 7" x 9' 5" (4.75m x 2.87m)*

## **BEDROOM**

*12' 5" x 9' 8" (3.78m x 2.95m)*

## **BATHROOM**

*6' 2" x 5' 9" (1.88m x 1.75m)*

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](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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