

CRAIGHILLS. 43 STATION ROAD, METHVEN, PH1 3QF



IrvingGeddes
W.S. • Solicitors • Estate Agents



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Irving Geddes are delighted to offer for sale this modern semi-detached four bedroom villa with garden room, centrally located in a quiet residential area of the popular village of Methven, close to historic city of Perth.

A well proportioned layout set over two floors and comprising on the ground floor; VESTIBULE, HALL with storage and W.C. off, large LOUNGE and DINING KITCHEN with patio doors to decked terrace. On the upper floor there is a LANDING with storage, FOUR BEDROOMS (two with built-in wardrobes) and WET ROOM. The property is warmed by gas central heating & is double glazed throughout.

The property sits within a generous plot and benefits from ample off-street parking, leading to a large single garage and a most useful garden room to the rear, an ideal home office or studio space. The fully enclosed rear has a decked/paved patio, an area of lawn, & a further gravel area & decked patio divided by mature hedging. This section ideal for landscaping, bordered by a small burn and fields beyond.

Craighills is a superb family home, boasting a prime setting within a popular Perthshire village. Early viewing is advised.



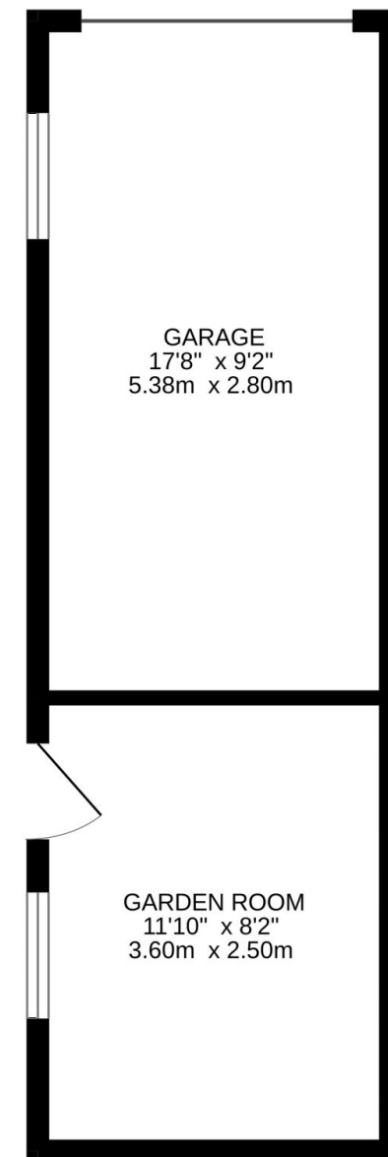
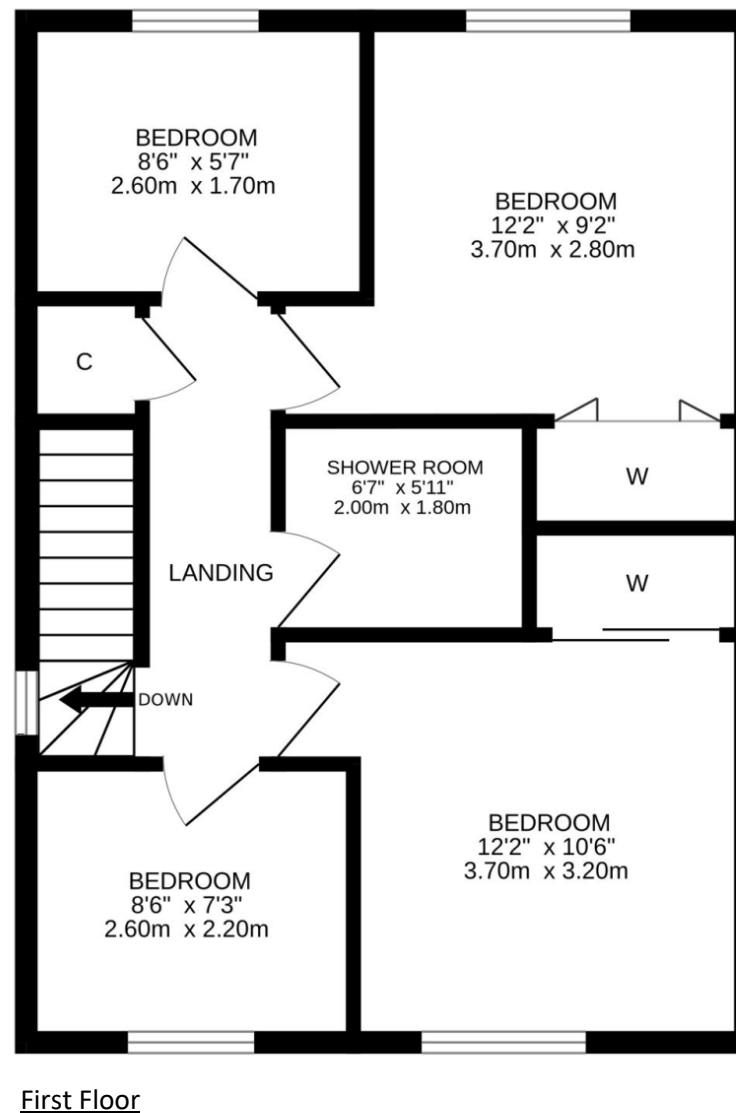
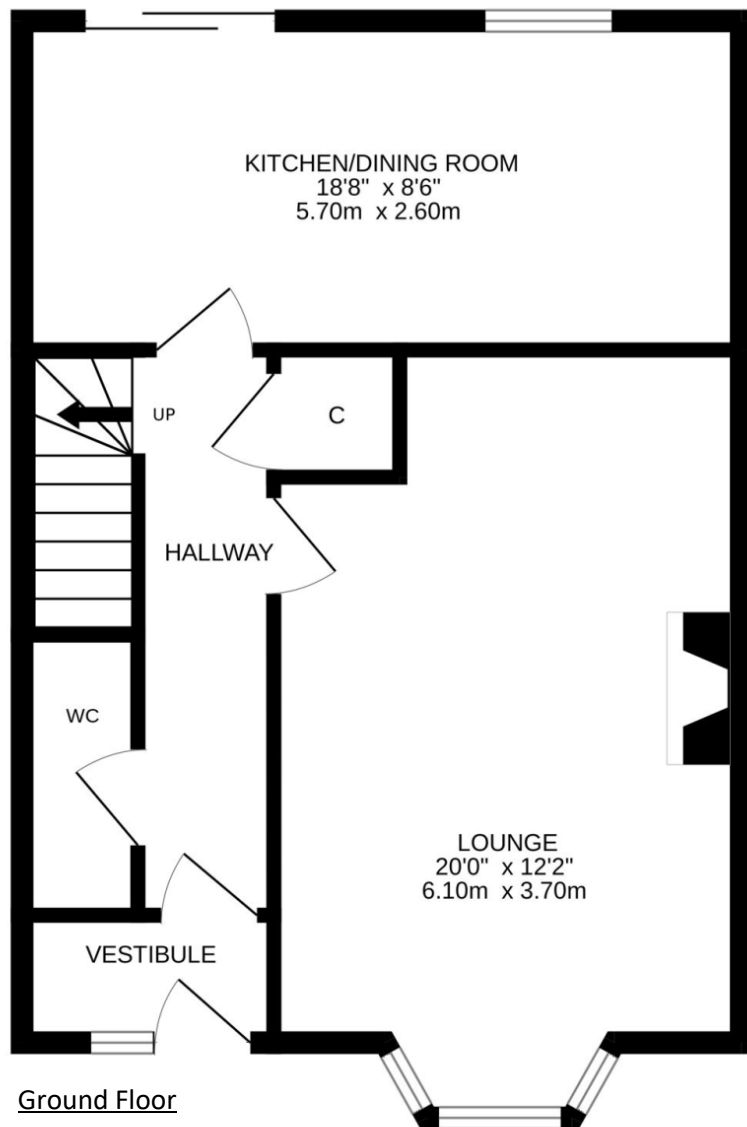












Energy Performance Rated 'C' Council Tax Band 'E'

Video Tour <https://my.matterport.com/show/?m=X6SsGEjL6yC>

Viewing Strictly by appointment through Irving Geddes - 01764 653771

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.