

Simple Approach



4 Lynedoch Road, Perth
Perthshire PH1 3PH

Offers over £128,000

*** CLOSING DATE SET - FRIDAY 12th AT 12 NOON ***

Simple Approach are delighted to bring to the market this lovely two story cottage to the Perthshire residential market. Set in the highly desirable village of Methven, this beautiful family home comes to the market in excellent move in condition throughout, comprising; a bright and spacious lounge, a stylish modern fitted kitchen and a chic family bathroom all across the ground floor. On the first floor the property enjoys two generous bedrooms both with useful fitted wardrobes. This delightful home boasts sought after features such as a driveway, ample storage space, double glazing, gas central heating and local amenities being just a short walk away. This property is the ideal family home and is the perfect purchase for those searching for a well located home in a highly sought after location. Set in the semi-rural village of Methven this property would suit a wide range of purchasers looking for something with a rural feel but with local amenities close by, so one can enjoy the benefits of the peace and quiet village location. Viewing is essential to appreciate the property on offer here at Lynedoch Road.

Lounge

9'6" x 15'11" (2.92 x 4.87)

Kitchen

9'7" x 8'9" (2.93 x 2.67)

Master Bedroom

11'10" x 12'9" (3.61 x 3.91)

Entrance Vestibule

5'2" x 4'10" (1.60 x 1.48)

Bathroom

5'7" x 8'5" (1.71 x 2.57)

Bedroom 2

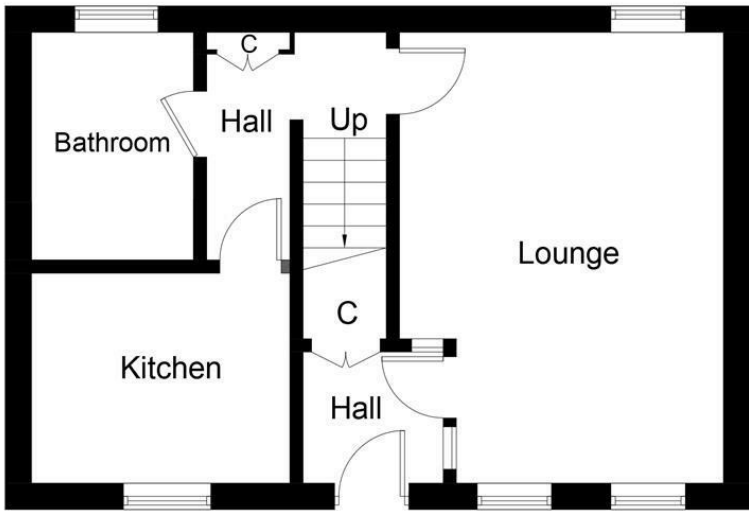
9'1" x 11'8" (2.78 x 3.58)



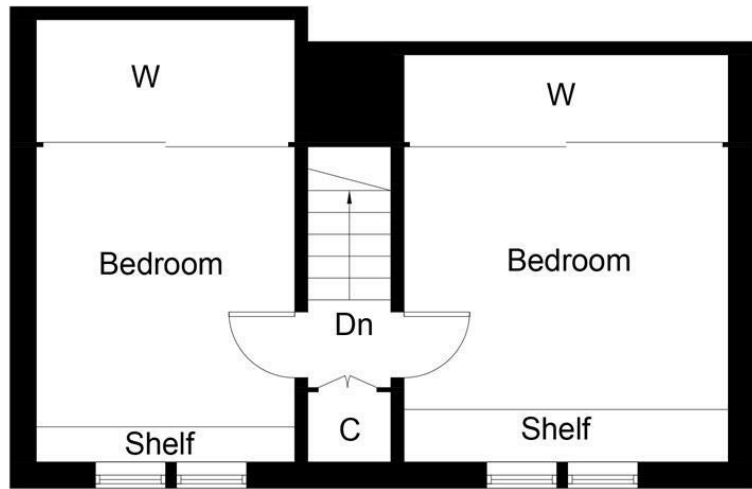


- *** CLOSING DATE SET - FRIDAY 12th AT 12 NOON ***
- Modern Fitted Kitchen
- Close To All Local Amenities
- Two Bedroom House
- Stylish Family Bathroom
- Highly Sought After Village Location
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		