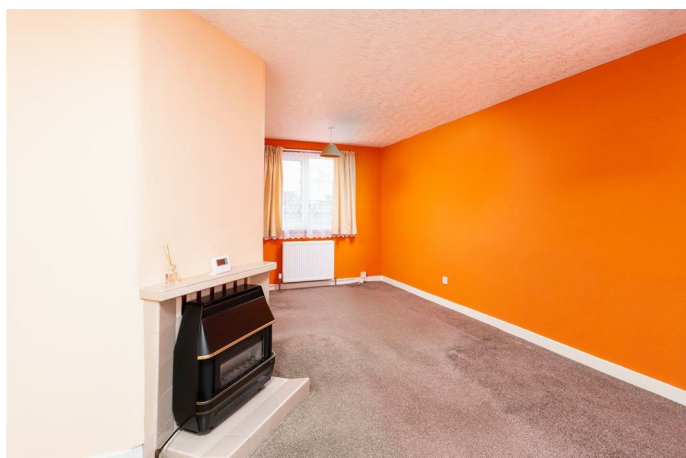


Simple Approach



**17 Drumgrain Avenue, Perth
Perthshire PH1 3QB**

Offers over £108,000

Simple Approach are delighted to welcome this spacious and well-presented two bedroom attached house in the ever-desirable village of Methven. This great property benefits from bright open space and two sizable rooms. This lovely home is also on a regular bus route to Perth City Centre and is just a short way away from local shops and a reputable primary school. Boasting sought-after features such as gas central heating, double glazing, the possibility to put in a private driveway suitable for two cars and an easily maintained garden to the rear. This brilliant family home is the perfect purchase for any buyer looking for a conveniently located property in a great village location.

Livingroom

18'10" x 11'8" (5.75 x 3.57)

Kitchen

8'7" x 8'4" (2.64 x 2.56)

Entrance Hallway

10'1" x 4'0" (3.09 x 1.22)

Bathroom

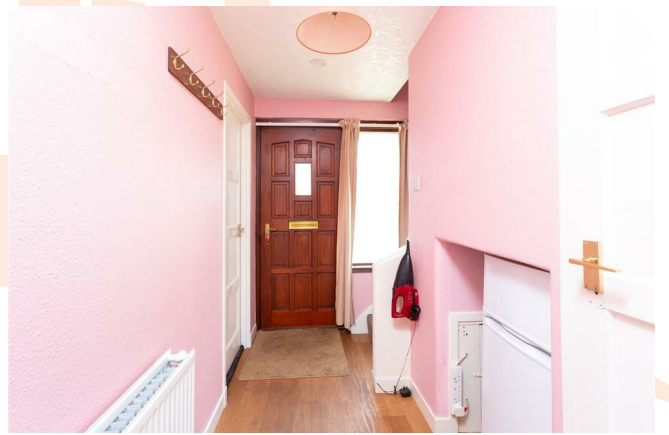
6'2" x 5'10" (1.89 x 1.80)

Bedroom

12'8" x 9'4" (3.88 x 2.86)

Bedroom

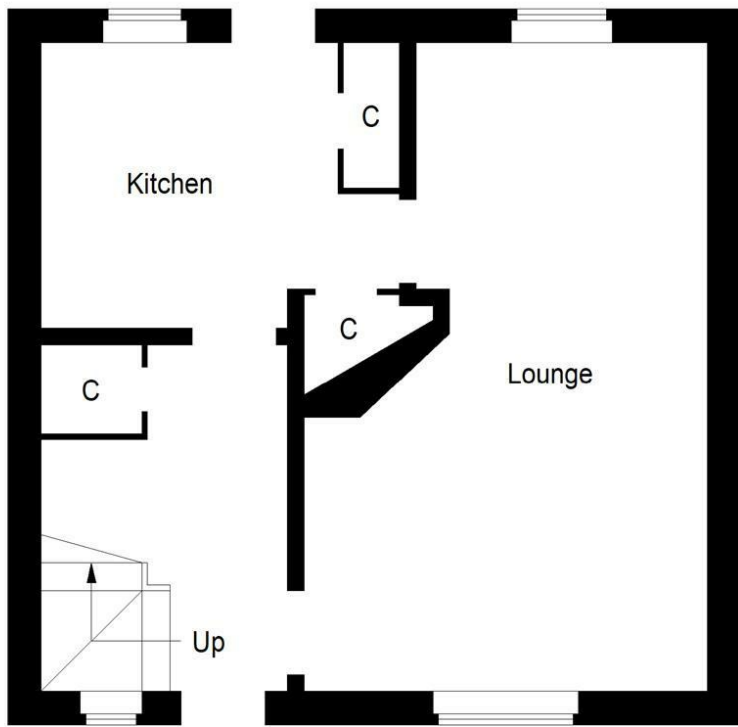
15'11" x 9'1" (4.87 x 2.77)



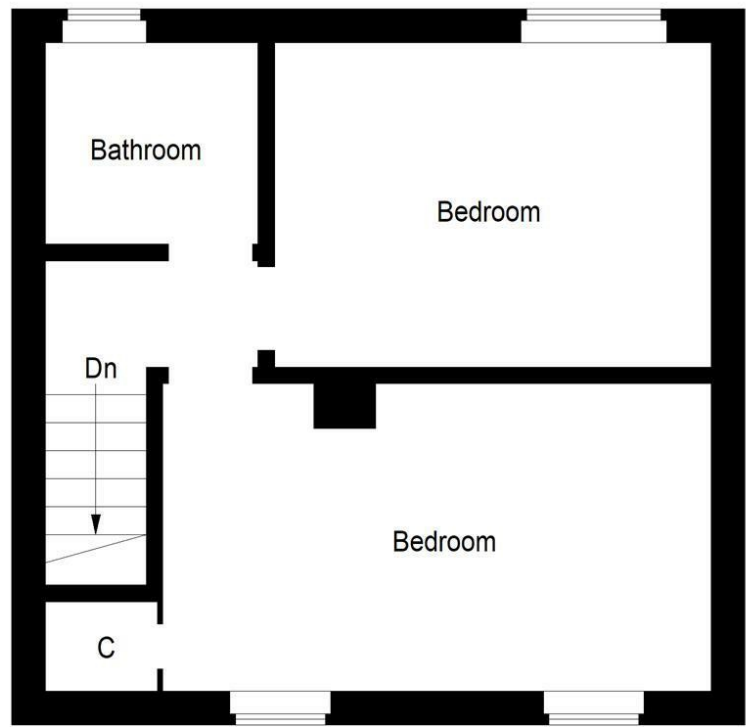


- Great Sought After Location
- Double Glazing & Gas Central Heating
- Ideal Family Home
- Easily Maintained Rear Garden With A Private Driveway
- Spacious Accommodation Throughout
- Two Sizable Bedrooms





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC