

Simple Approach



**72B Main Street, Methven  
Methven PH1 3PT**

**Offers over £49,950**

Simple Approach are delighted to welcome this stunning stone-built first floor flat on the Main Street of Methven to the Perthshire market. This great property has been renovated throughout by the present owner to a high standard. Comprising a good sized lounge, a modern kitchen, a spacious bedroom with integrated wardrobe and the bathroom with shower facility over the bath. Boasting a great semi rural location with all the local amenities just seconds away and only fifteen minutes to Perth City Centre and all its amenities and leisure facilities.

**Lounge**

13'11" x 10'7" (4.26m x 3.25m)

**Kitchen**

6'5" x 7'1" (1.96m x 2.18m)

**Bedroom**

10'9" x 9'9" (3.28m x 2.98m)

**Bathroom**

7'3" x 6'0" (2.22m x 1.84m)

**Location**

The village of Methven is sought-after for its locality to the City of Perth, as well as having its own local amenities situated within walking distance of this property. This includes a nearby convenience store, a post office and

Methven Primary School. Methven is also perfectly situated for access to Inveralmond & Broxden Roundabouts providing quick access onto routes into Glasgow, Inverness, Edinburgh and the Central Belt. There is a nearby petrol station on the way into Perth and a 24 hour Tesco Supermarket just a few minutes drive away.

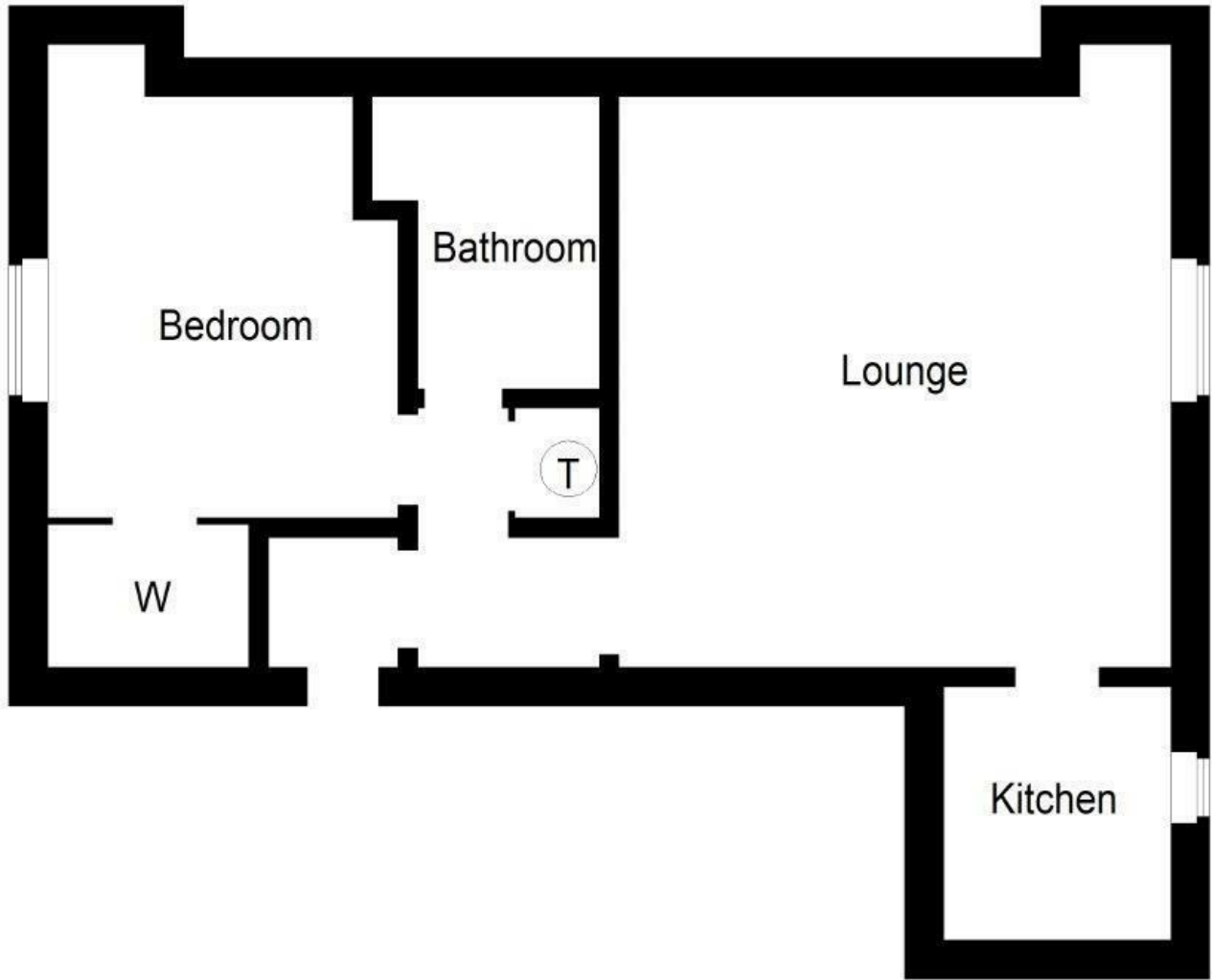




- Bright & Well Presented First Floor Flat
- Very Well Maintained Communal Stairwell
- Double Bedroom with Integrated Wardrobe
- Modern Fitted Kitchen & Bathroom
- Newly Fitted Carpets
- Double Glazing Throughout







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC