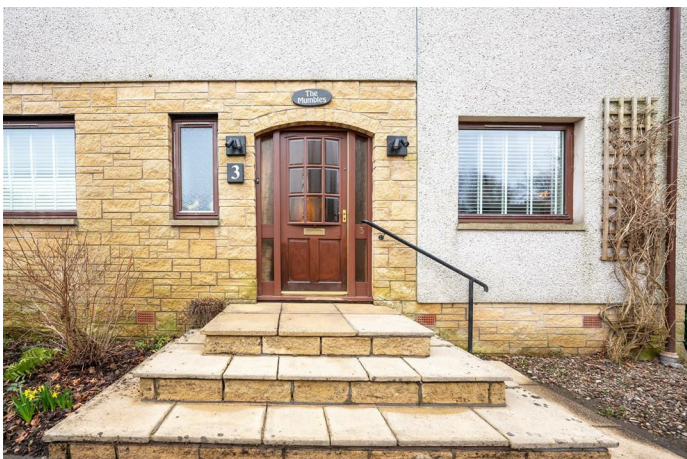


Simple Approach



**3 Denside Retinue Row, Perth  
PH1 3PF**

**Offers over £298,000**

## 3 Denside Retinue Row, Perth, PH1 3PF

Set in the very heart of the ever desirable village of Methven, this beautifully presented, detached two storey villa comes to the market in excellent move in condition throughout. 3 Denside is ideally placed to take advantage of all the excellent local amenities found in the village just a short walk away, along with being a short commute to Perth City Centre.

Internal accommodation is generous at approximately 158 square meters formed over two floors. The ground floor provides; a welcoming entrance hall, an impressive lounge with a wood burning stove, sizeable kitchen with ample storage and room to dine, a useful utility room, separate dining room, downstairs WC and a home study which could be utilised as the fourth bedroom. Upstairs the property enjoys two sizeable bedrooms with a grand master bedroom with en-suite shower room and a further family bathroom. Practical attributes include gas central heating and double glazing.

Externally the property further benefits from a large private driveway and single garage along with being set upon a generous plot with a sizable, well maintained rear garden. Denside lends itself to a wide range of buyers including growing families or mature couples seeking a well located home set within a peaceful, family friendly village. Viewing is essential to appreciate the exceptional property on offer

### Lounge

19'5" x 14'2" (5.94 x 4.32)

### Dining Room

11'8" x 11'1" (3.58 x 3.38)

### Kitchen

12'4" x 10'11" (3.76 x 3.33)

### Utility Room

9'11" x 10'2" (3.04 x 3.10)

### Downstairs WC

3'9" x 3'6" (1.16 x 1.09)

### Master Bedroom

25'9" x 12'2" (7.86 x 3.72)

### Master En-Suite

6'11" x 10'2" (2.11 x 3.11)

### Bedroom Two

10'11" x 11'10" (3.34 x 3.62)

### Bedroom Three

13'8" x 11'1" (4.18 x 3.40)

### Bathroom

8'1" x 8'5" (2.47 x 2.57)

### Bedroom Four/ Office

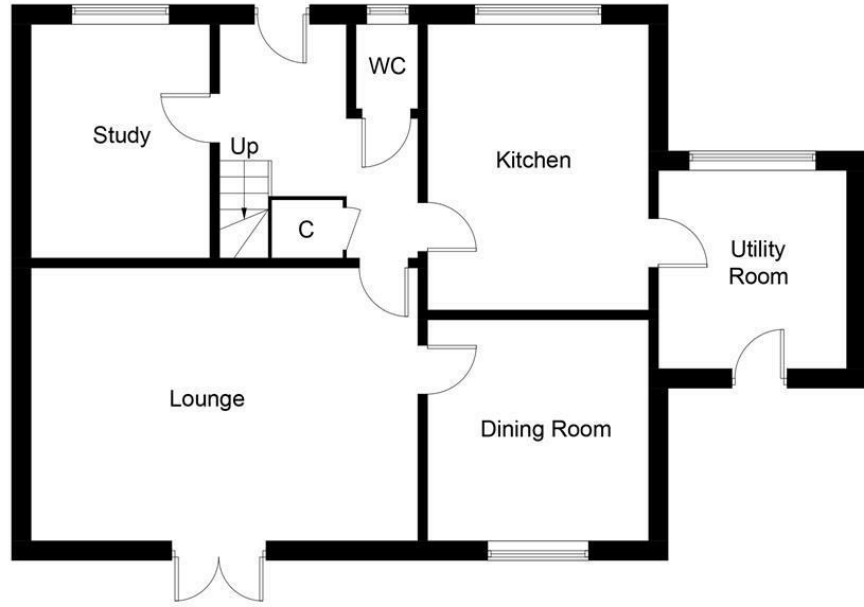
8'11" x 11'8" (2.72 x 3.57)



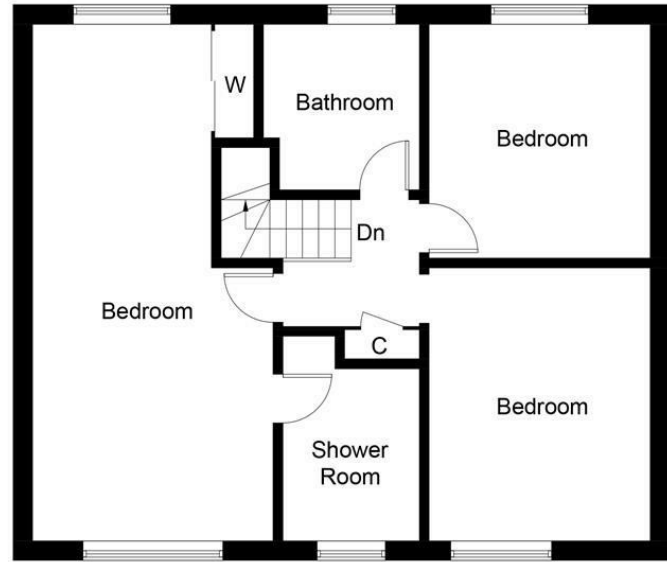


- Detached Two Storey Villa
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Ideal Family Home
- Three Generous Bedrooms
- Wood Burning Stove
- Desirable Village Location
- Home Study/Fourth Bedroom
- Separate Dining Room
- Private Driveway & Single Garage





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	