

Simple Approach



**13 Strathview Place, Methven  
Perthshire PH1 3PP**

**Offers over £139,000**



**\*\*NOT SUITABLE FOR LIFT SCHEME APPLICANTS\*\***

Simple Approach are delighted to welcome this well-placed semi-detached house on Strathview Place to the Perthshire market. Set right back from the main road of the ever desirable Village of Methven, this family home is ideally situated for any growing family or first time buyer looking to be within a peaceful area without compromising locality to nearby amenities such as a nearby shop, post office and restaurants all found minutes away on the Main Street. Benefiting from being set on a good-sized plot with generous gardens to the front and rear this property lends itself to a wide range of purchasers and is would be the perfect purchase for those looking for a spacious property set over two floors, with ample outdoor space for the whole family. Comprising; a bright and spacious lounge, through to a large fitted dining kitchen with access to rear garden, a double bedroom and shower room on the ground floor (ideal for those looking for accessible living across one floor) and two further double bedrooms on the upper floor, with ample fitted storage throughout. Boasting sought-after features such as gas central heating, double glazing and plenty of private parking to the property this is the ideal purchase for those looking for a property in sought-after location that they can put their own stamp on. Viewing is essential to appreciate the overall space and excellent plot on offer.

#### **Lounge**

15'8" x 10'11" (4.80 x 3.33)

#### **Dining Kitchen**

21'4" x 14'3" (6.52 x 4.36)

#### **Bedroom 1**

10'9" x 10'5" (3.29 x 3.18)

#### **Bedroom 3**

9'6" x 14'2" (2.92 x 4.32)

#### **Bedroom 2**

11'6" x 14'6" (3.51 x 4.42)

#### **Shower Room**

5'4" x 7'1" (1.64 x 2.16)

#### **External**

Externally this property benefits from a sizeable plot with family gardens on either side, ideal for entertaining or for a spot of gardening in the summer months. The grounds to the front boast a lawn with a gravelled driveway which accommodates a number of cars comfortably and the rear garden is fully enclosed to allow the safe playing of children and pets.

#### **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.

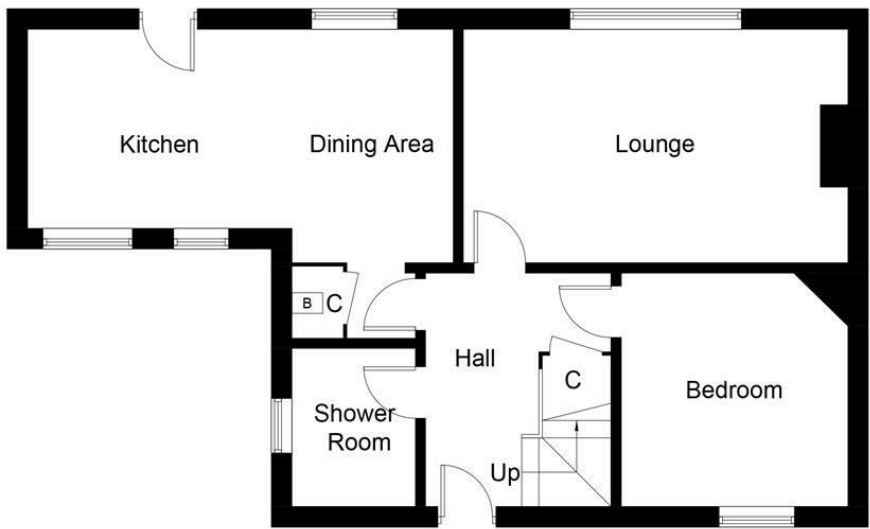




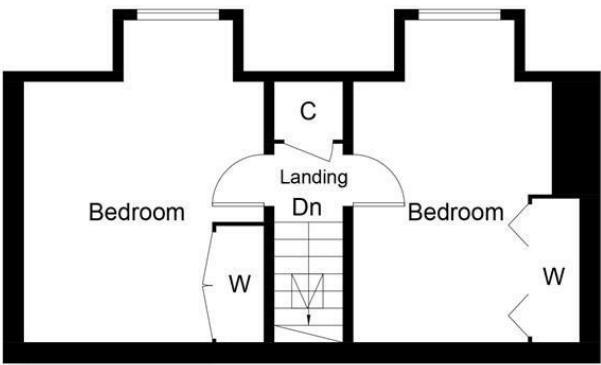
- Bright & Spacious Semi-Detached House
- Gas Central Heating & Double Glazing
- Three Double Bedrooms
- Good-Sized Plot with Front & Rear Gardens
- HR Value £152,000
- Sought-After Village Location







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland 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		86
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		