

Simple Approach



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

Offers over £326,000

Simple Approach are excited to bring to the market this gorgeous three bedroom detached property in Methven to the Perthshire market. The beautiful modern accommodation comprises an extensive lounge with a grand brick fireplace housing cosy log burner, with a number of windows helping to flood the room with natural light, along with a built in speaker system in the lounge, a snug, a stunning large stylish kitchen with integrated appliances, leading to the utility room, a spacious dining room, a modern shower room with large shower enclosure and three spacious and bright double bedrooms, the master of which has an en-suite shower room as well as the benefit of a large walk-in dressing room. Boasting sought-after features such as very extensive garden grounds with ample off street parking, gas central heating, double glazing and amenities close by, this property is the ideal family home and is the perfect purchase for those accustomed to the best in quality and design, or for those seeking an abundance of living space both inside and out. 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 without falling off the beaten track. Viewing is the only way to appreciate the overall quality of property, privacy and countryside location on offer.

Lounge
42'11" x 12'11" (13.10m x 3.95m)

Second Reception Room
12'9" x 14'10" (3.91m x 4.53m)

Dining Room
12'11" x 14'10" (3.95m x 4.53m)

Kitchen
9'5" x 19'8" (2.88m x 6.01m)

Utility
10'5" x 9'11" (3.18m x 3.04m)

Shower Room
9'6" x 6'5" (2.90m x 1.97m)

Bedroom 1
12'8" x 11'8" (3.88m x 3.57m)

En - Suite
6'10" x 11'6" (2.10m x 3.52m)

Dressing Room
12'11" x 11'8" (3.95m x 3.57m)

Bedroom 2
13'0" x 14'11" (3.97m x 4.57m)

Bedroom 3
13'1" x 8'1" (4.01m x 2.47m)

Garage
19'8" x 19'8" (6.00m x 6.00m)

External

Externally the property benefits from being set on a substantial plot with extensive garden grounds to the front side and rear with a considerable gravel driveway providing off street parking for many cars. Mainly laid to lawn ideal for children and pets but with areas of decking and patio perfect for out door furniture, making this garden the ideal haven for relaxation and entertaining in the summer months.

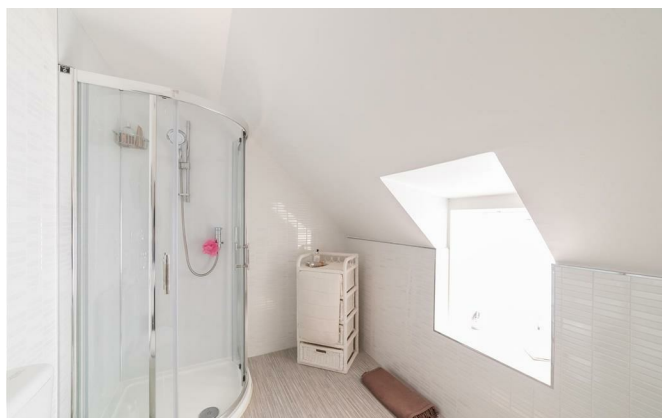
Location

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.

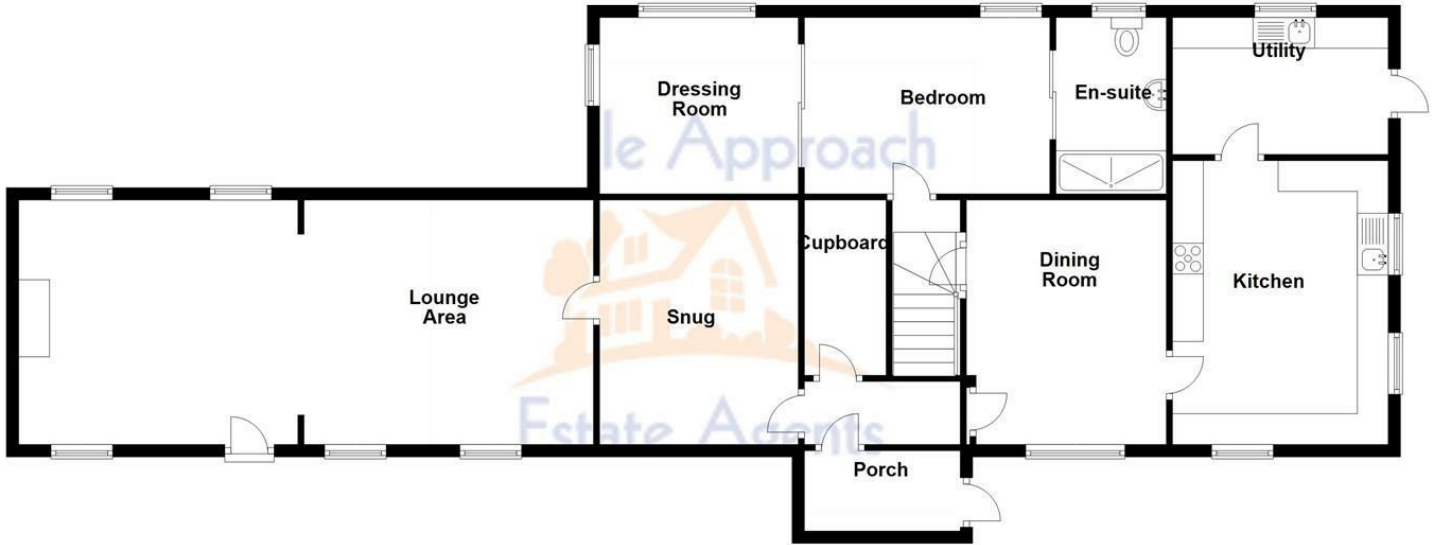




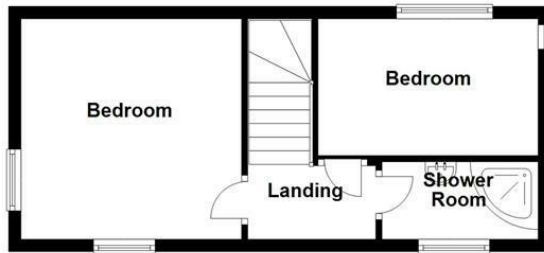
- Detached 3/4 Bedroom Home
- Semi-Rural Village Location
- Stylish shower room and en-suite
- Ample Amenities Close by
- Three Spacious Double Bedrooms
- Extensive Garden Grounds



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC