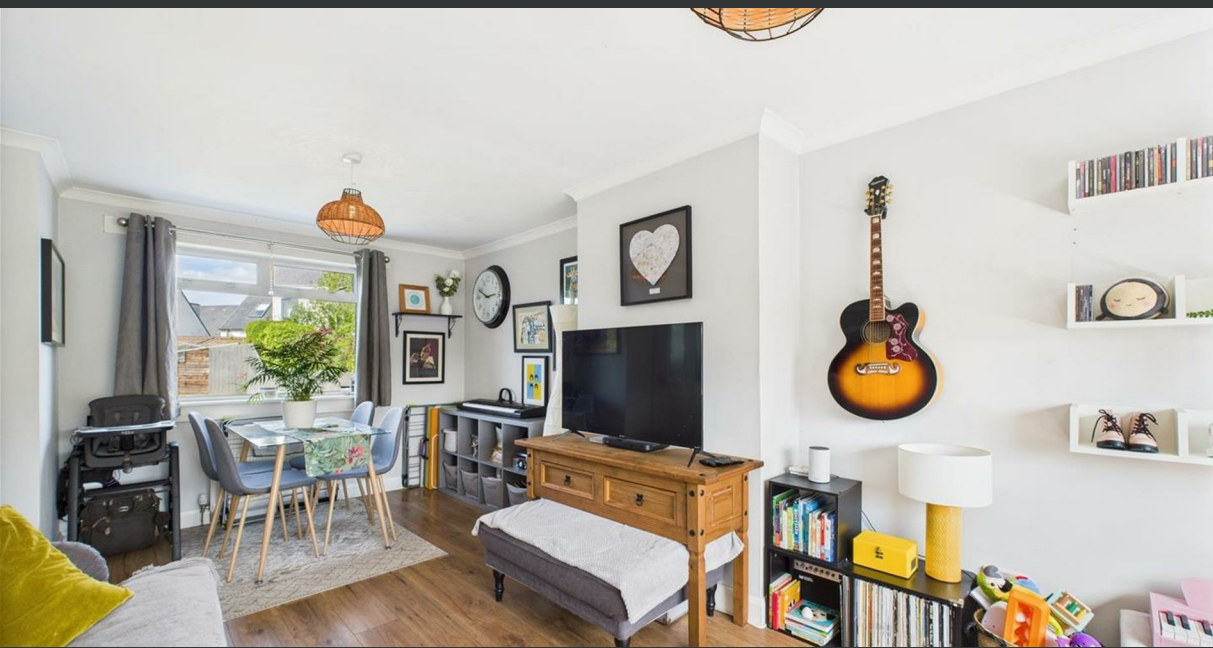




35 Drumgrain Avenue, Methven, PH1 3QB
Offers over £140,000





35 Drumgrain Avenue Methven, PH1 3QB

- Spacious two-bedroom semi-detached home
- Well-equipped kitchen with garden access
- Family bathroom
- Patio seating area, lawn, and summerhouse
- Peaceful residential setting in popular Methven
- Bright lounge with space for dining
- Two generously sized double bedrooms
- Very generous rear garden
- Gas central heating and double glazing
- Close to Perth, schools, and commuter links

Welcome to 35 Drumgrain Avenue, a beautifully presented two-bedroom semi-detached home nestled in the heart of the ever-popular village of Methven. This charming home is ideal for first-time buyers, downsizers or young families looking to enjoy modern comfort in a peaceful yet connected setting.

Inside, the property features a bright and spacious lounge with ample room for both living and dining, complemented by neutral décor. The well-appointed kitchen sits to the rear, providing access to the rear garden. Upstairs, two spacious double bedrooms offer fantastic natural light and versatile space for sleeping, working, or relaxing. The family bathroom is well-kept, featuring a full-size bath with shower over. Step outside to a generous, fully enclosed rear garden – a real highlight of the home. Beautifully landscaped with a patio seating area, neat lawn, summerhouse and useful shed, it offers the perfect setting for entertaining, gardening or simply unwinding. Situated in a quiet residential area, the home also benefits from gas central heating and double glazing.

Offers over £140,000





Location

Methven is a well-connected and welcoming village located just 6 miles west of Perth, offering a peaceful lifestyle with easy access to the city. The village benefits from a strong sense of community and a range of local amenities including a primary school, shops, cafes, and a popular pub. Surrounded by beautiful countryside, Methven also enjoys excellent transport links, making it ideal for commuters and families alike. With scenic walks, cycling routes, and golf courses nearby, the area appeals to those seeking a mix of outdoor living and modern convenience, all within a short drive of Perth's full range of services.







Ground floor



Floor 1



Approximate total area⁽¹⁾

628 ft²
58.3 m²

Reduced headroom

7 ft²
0.7 m²

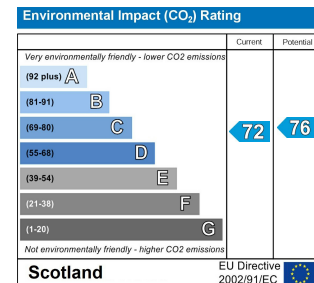
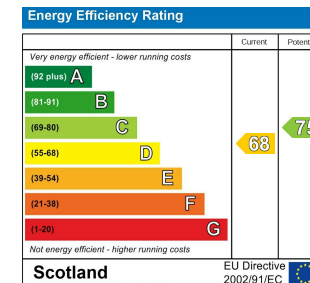
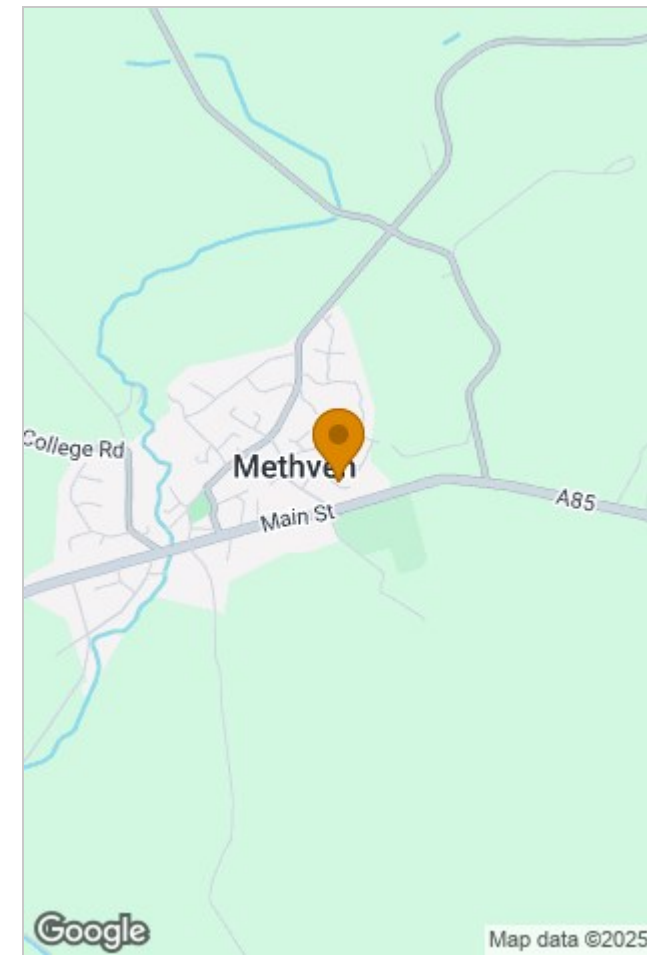
(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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