



2 Culbert Street, Methven, PH1 3AB
Offers over £260,000

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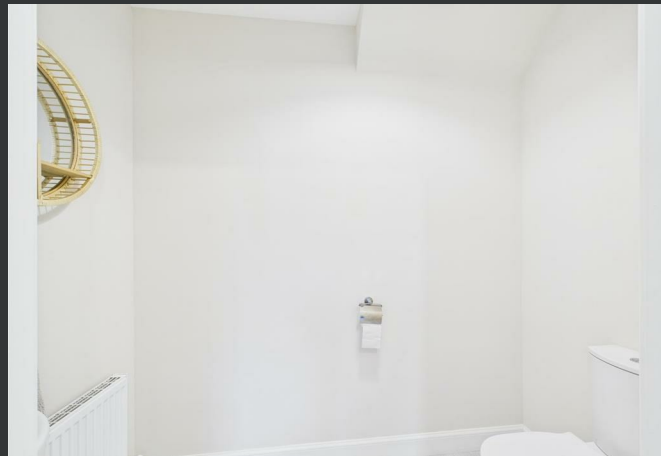
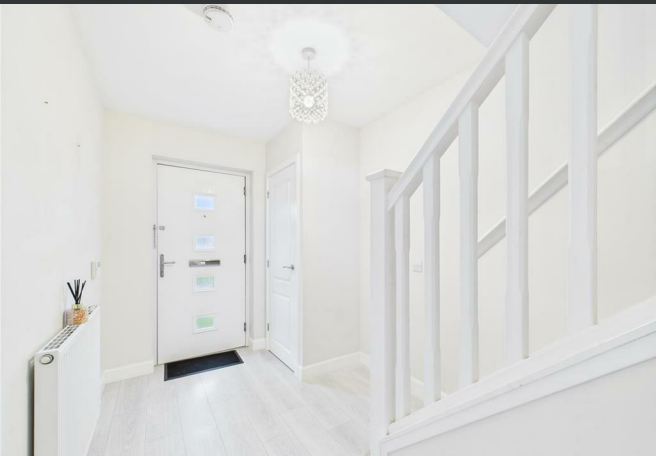
2 Culbert Street Methven, PH1 3AB

- Modern three-bedroom link-detached villa
- Stylish dining kitchen with integrated appliances
- Principal bedroom with en-suite
- Contemporary family bathroom
- Driveway and single garage
- Bright living room with neutral décor
- Utility room and ground-floor WC
- All bedrooms include fitted wardrobes
- Enclosed rear garden with lawn and patio
- Energy-efficient home with solar panels

2 Culbert Street is an immaculate three-bedroom link-detached villa set within a quiet and sought-after modern development in Methven. Built by GS Brown, this stylish family home offers bright and spacious accommodation across two levels, is presented in walk-in condition and ideally suited to a range of buyers.

The ground floor features a welcoming entrance hallway with a modern WC and useful utility room. The bright living room overlooks the front of the property and offers a relaxing space finished in neutral décor. To the rear, the impressive dining kitchen is fitted with contemporary gloss cabinetry, contrasting worktops, integrated appliances, and ample room for dining, with direct access to the garden. Upstairs, there are three generous double bedrooms, each with built-in wardrobes providing excellent storage. The principal bedroom benefits from an en-suite shower room, while a stylish family bathroom completes the upper level. The home is beautifully finished throughout with modern fittings and flooring. Externally, there is a private driveway and single garage providing off-street parking. The enclosed rear garden enjoys a mix of lawn and seating areas, ideal for family use and entertaining. This modern, energy-efficient property—complete with solar panels—offers a perfect balance of comfort, practicality, and style within a friendly village community.

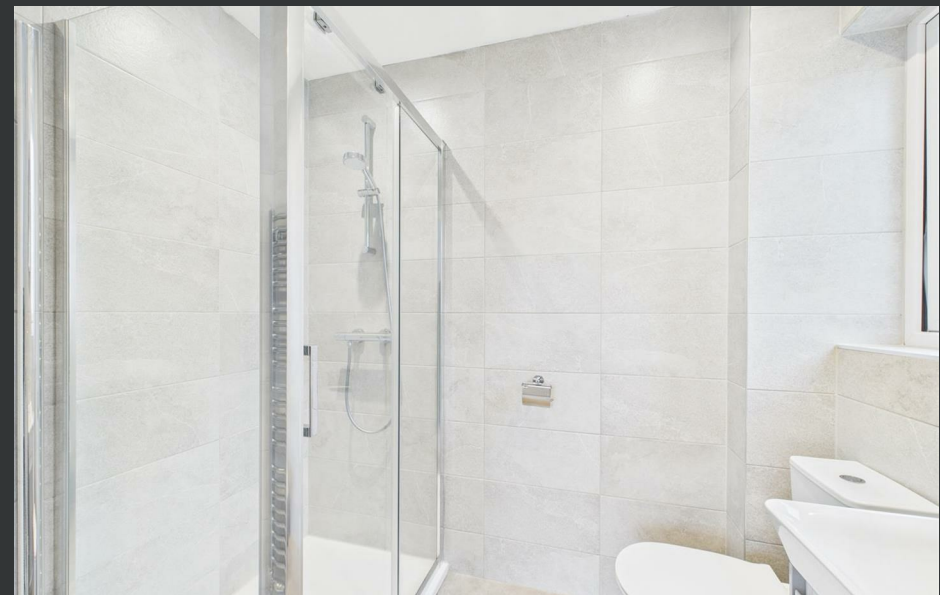
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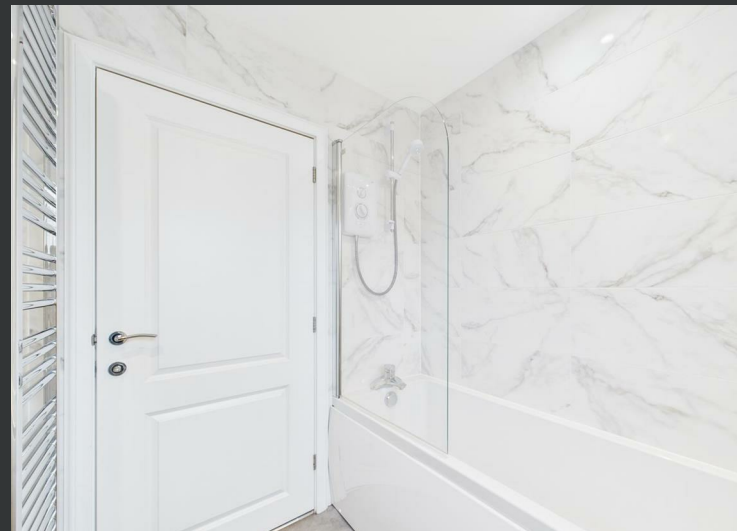


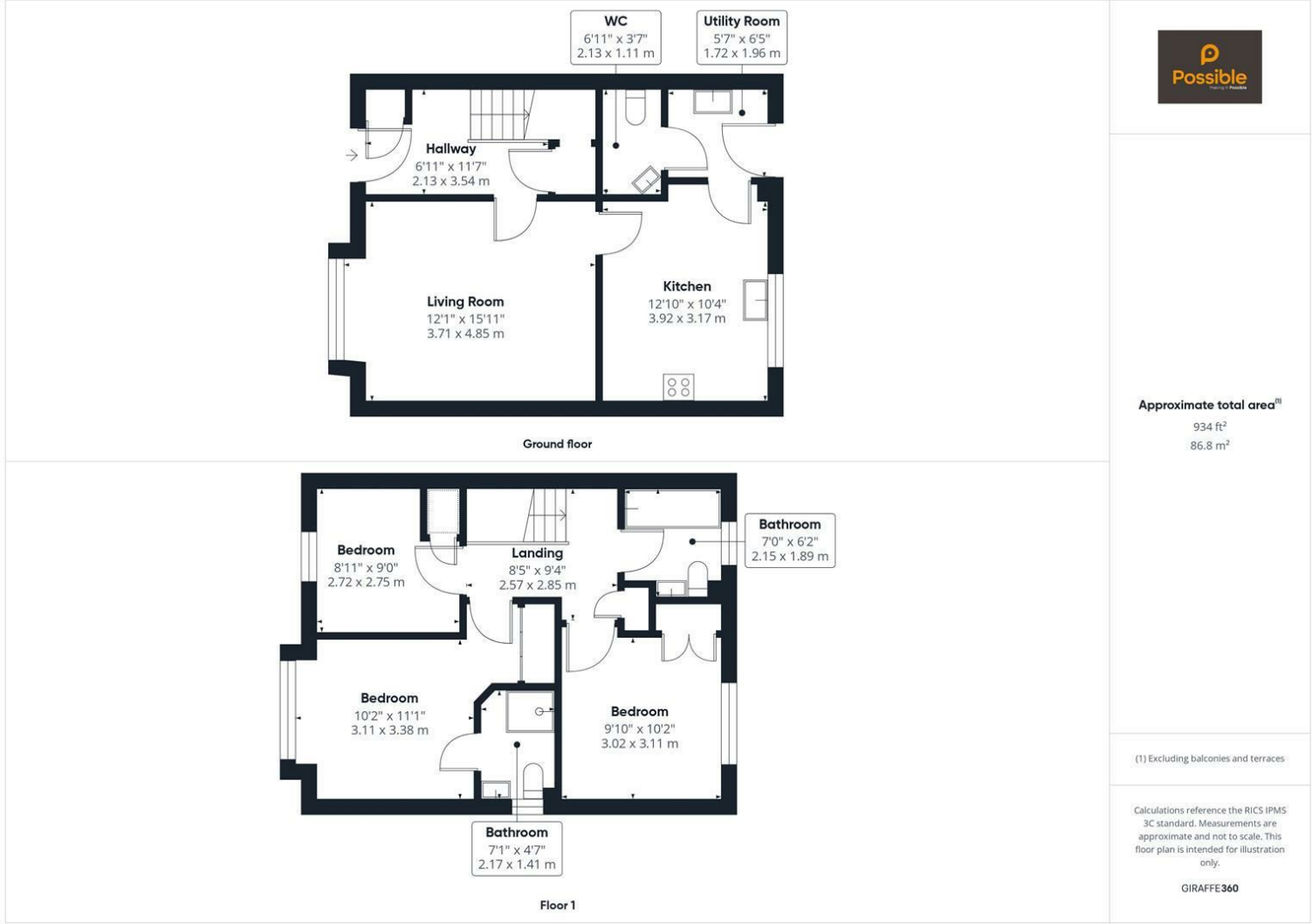


Location

Methven is a welcoming Perthshire village located just five miles west of Perth, offering a blend of rural charm and excellent local amenities. The village features a primary school, local shops, a café, and a popular inn, while secondary schooling and wider shopping can be found nearby in Perth. Outdoor enthusiasts will appreciate the surrounding countryside walks and cycle routes, while commuters benefit from easy access to the A85, linking to Crieff, Perth, and beyond. Regular bus services connect Methven to nearby towns, making it a well-connected and family-friendly place to call home.







Possible

Energy & Property

Approximate total area⁽¹⁾

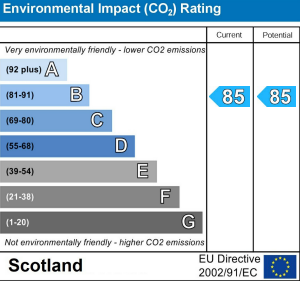
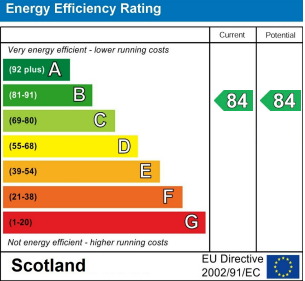
934 ft²

86.8 m²

(1) Excluding balconies and terraces

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.