



7 Sauchob Place, Perth, PH1 3PD
Offers over £150,000



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- Spacious three-bedroom end-terraced home
- Generous kitchen with good storage and workspace
- Family bathroom with shower over bath
- Private rear garden with lawn, patio & shed
- Quiet cul-de-sac setting in popular Methven
- Large dual-aspect living room with patio doors
- Two double bedrooms plus a single bedroom
- Gas central heating and double glazing
- Off-street parking to the front
- Close to schools, shops and transport links to Perth

Located in the popular village of Methven, this spacious three-bedroom end-terraced home offers an excellent opportunity for families, first-time buyers and investors alike. The property enjoys a generous internal layout, beginning with a bright entrance hallway that leads into the impressive living room. Stretching the full depth of the house, this room benefits from dual-aspect windows and sliding patio doors opening directly onto the rear garden, creating a fantastic space for both everyday living and dining.

The well-proportioned kitchen provides ample workspace and units and a pleasant outlook over the garden, with direct access for convenience. Upstairs, the home offers three bedrooms—two generous doubles and a comfortable single—each with fresh décor and good natural light. The family bathroom is fitted with a white suite and overhead shower. Externally, the property features a private rear garden with lawn and patio areas, ideal for outdoor dining, children or pets. A useful garden shed provides additional storage. With gas central heating, double glazing throughout and neutral interiors, the home is ready for personal touches while offering great potential. Situated in a peaceful cul-de-sac setting close to village amenities, schools and transport links, this property represents excellent value in a sought-after community.

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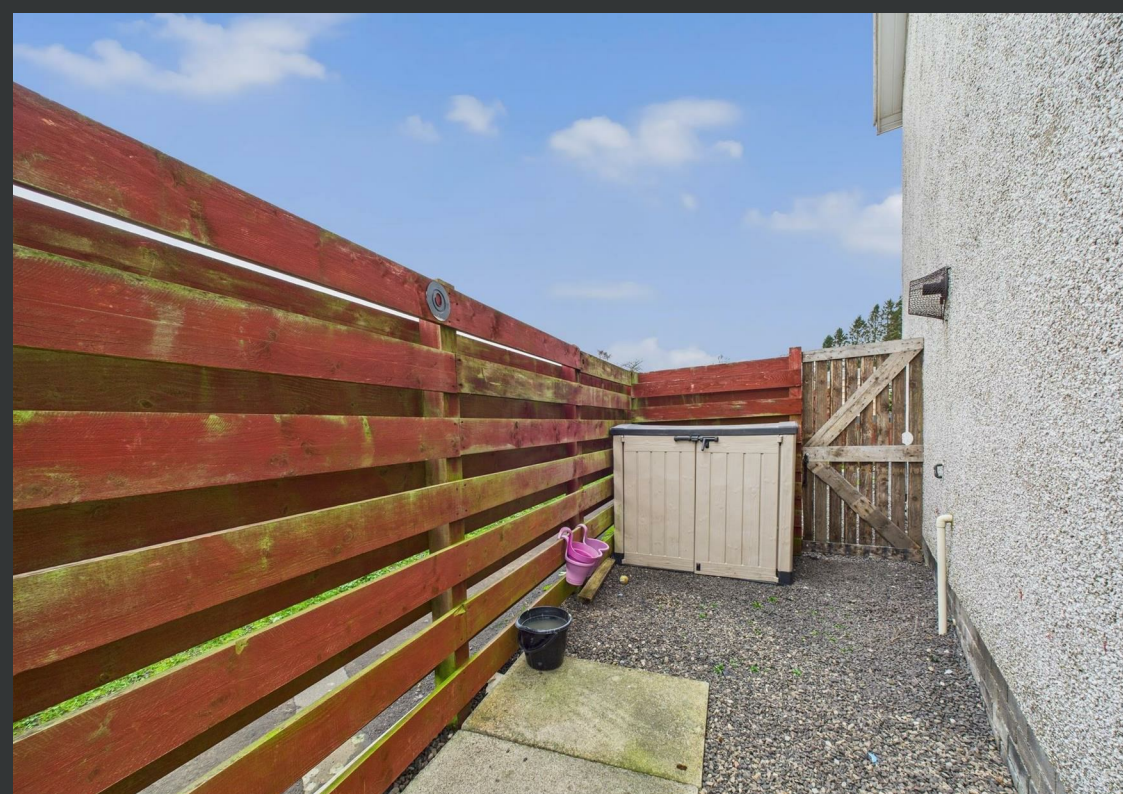




Location

Methven is a thriving village located just 10 minutes west of Perth, offering the perfect blend of peaceful rural living with easy access to city amenities. The village provides everyday essentials, including a local shop, primary school, cafés, takeaway options and a popular park. Excellent bus links connect Methven to Perth, Crieff and wider Perthshire, making it ideal for commuters. Surrounded by beautiful countryside, residents enjoy scenic walks, cycling routes and outdoor pursuits. With a warm community feel and convenient access to larger towns and services, Methven is a highly desirable location for families and professionals seeking a balanced lifestyle.





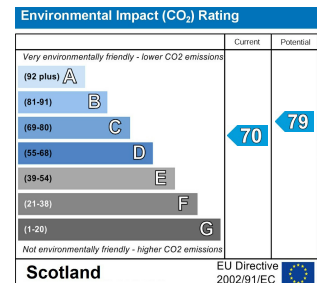
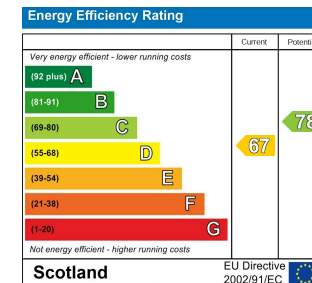


Floor 1



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

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

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