



56 Main Street
Methven
PH1 3PT

Description:

A traditional style semi-detached townhouse situated in the heart of the popular village of Methven. The property lies close to the local Post Office, shop, and a primary school. There is a good bus service linking Methven to the town centre of Perth.

This versatile property offers spacious, family accommodation on three floors, and would benefit from some general modernisation / updating. On entering the property at the front, the main hallway leads from the vestibule, giving access to all ground floor accommodation. There is a large family/dining room to the front of the property, with open fire, parquet flooring and south facing window allowing in plenty of natural light. A second lounge is situated across the hall, opposite the family room, and leads through to a spacious double bedroom. This bedroom could alternatively be used as a study or playroom if required. The bright, spacious dining kitchen is located at the rear of the property, accessed via the family/dining room, with door leading to an external patio area. The ground floor benefits from a large walk-in storage cupboard located between the family/dining room and the kitchen.

A useful cloakroom with WC and wash hand basin is situated in the main entrance hallway, servicing all ground floor accommodation. Stairs lead from the hallway to the first floor which provides two very spacious bedrooms as well as the 3 piece family bathroom with shower over bath. On the top floor there are two attic bedrooms and a further box room useful for extra storage or perhaps as a computer room.

As well as being suitable for a growing family, the versatility and potential this property offers means that it could be ideal for those wishing to accommodate an extended family member living within the family household. The property could perhaps be adapted to accommodate separate granny flat living, student flat letting, or converted into two spacious apartments, subject to the appropriate planning consents and approvals being obtained.

To the exterior there is a driveway to the rear providing off street parking.

EPC - D

Location:





- Semi-Detached Townhouse
- Versatile Family Accommodation on 3 Floors
- Potential for Conversion
- Close to Village facilities
- Modern GCH, Storage
- Lounge & Family Room
- Large Dining Kitchen
- 5 Bedrooms, Bathroom
- Driveway to Rear
- Ideal Family Home

Viewings & Enquiries:

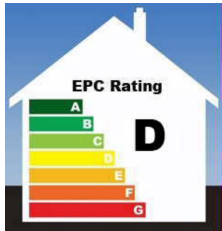
Thorntons Property Services
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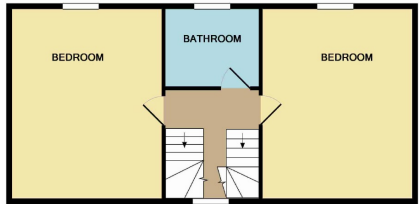
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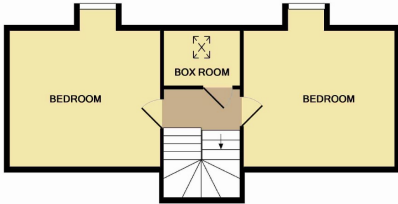
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Rooms	metres (approx)	feet/inches (approx)
Lounge	4.19m x 4.11m	13'9 x 13'6
Bedroom 5	3.96m x 2.90m	13'0 x 9'6
Family / Dining Room	5.38m x 3.84m	17'8 x 12'7
Dining Kitchen		
Bedroom 1	5.28m x 3.99m	17'4 x 13'1
Bedroom 2	5.23m x 4.01m	17'2 x 13'2
Bathroom		

Rooms	metres (approx)	feet/inches (approx)
Bedroom 3	3.96m x 3.96m	13'0 x 13'0
Bedroom 4	3.99m x 2.77m	13'1 x 9'1

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