



**Premier  
Properties**  
Perth



## 24 Hayfield Brae, Perth, PH1 3HR

### Offers Over £219,995

 3  2  1  B

This charming property situated in a quiet cul-de-sac, set over two levels, offers a spacious and inviting layout. It features a welcoming entrance hall, living room, and a modern kitchen complete with integrated appliances and W.C. To the upper level the property boasts three double bedrooms, one of which benefits from an en-suite and double doors to the rear garden, as well as a stylish family bathroom. Ample integrated storage is available throughout, ensuring convenience and organization. The home is also equipped with gas central heating and double glazing.

Externally, the property is situated on an extensive corner plot which is mainly laid to lawn with a patio area, perfect for the summer months. Parking is available off street via a driveway.

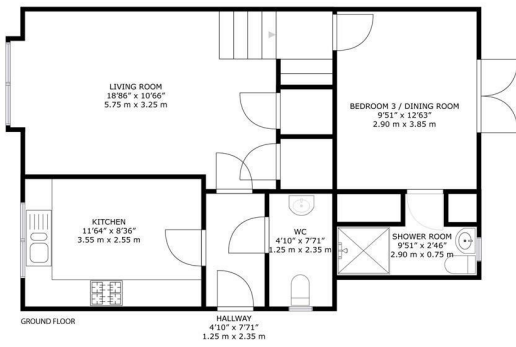
Located in the Hayfield Brae development, this property enjoys an enviable position close to all the amenities that the village of Methven has to offer, including the local post office, primary school, bowling club, and children's play park. A reliable bus service connects Methven to both Perth and Crieff, while the village's proximity to Perth's amenities, as well as the Inveralmond and Broxden roundabouts, provides easy access to Inverness, Glasgow, and Edinburgh.

The property also benefits from being subject to the 10 year builders warranty, giving any purchaser further peace of mind.

Given its desirable location and appealing features, early viewing is strongly recommended as this property is expected to attract considerable interest.

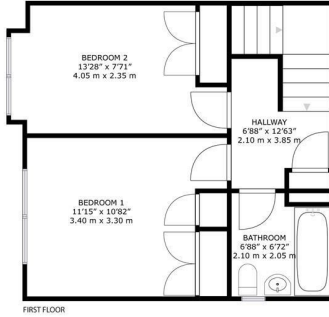
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Close To Local Amenities
- Garden
- Off Street Parking
- Popular Area





## 24 Hayfield Brae, Methven, PH1 3HR

FLOOR 1: 545 sq. ft, 50.7 m<sup>2</sup>, FLOOR 2: 346 sq. ft, 32.7 m<sup>2</sup>  
GROSS INTERNAL AREA  
TOTAL: 908 sq. ft, 84.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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