



**Premier
Properties**
Perth



Montana 21 Strathview Place, PH1 3PP

Offers Over £285,000

 3  1  2  E

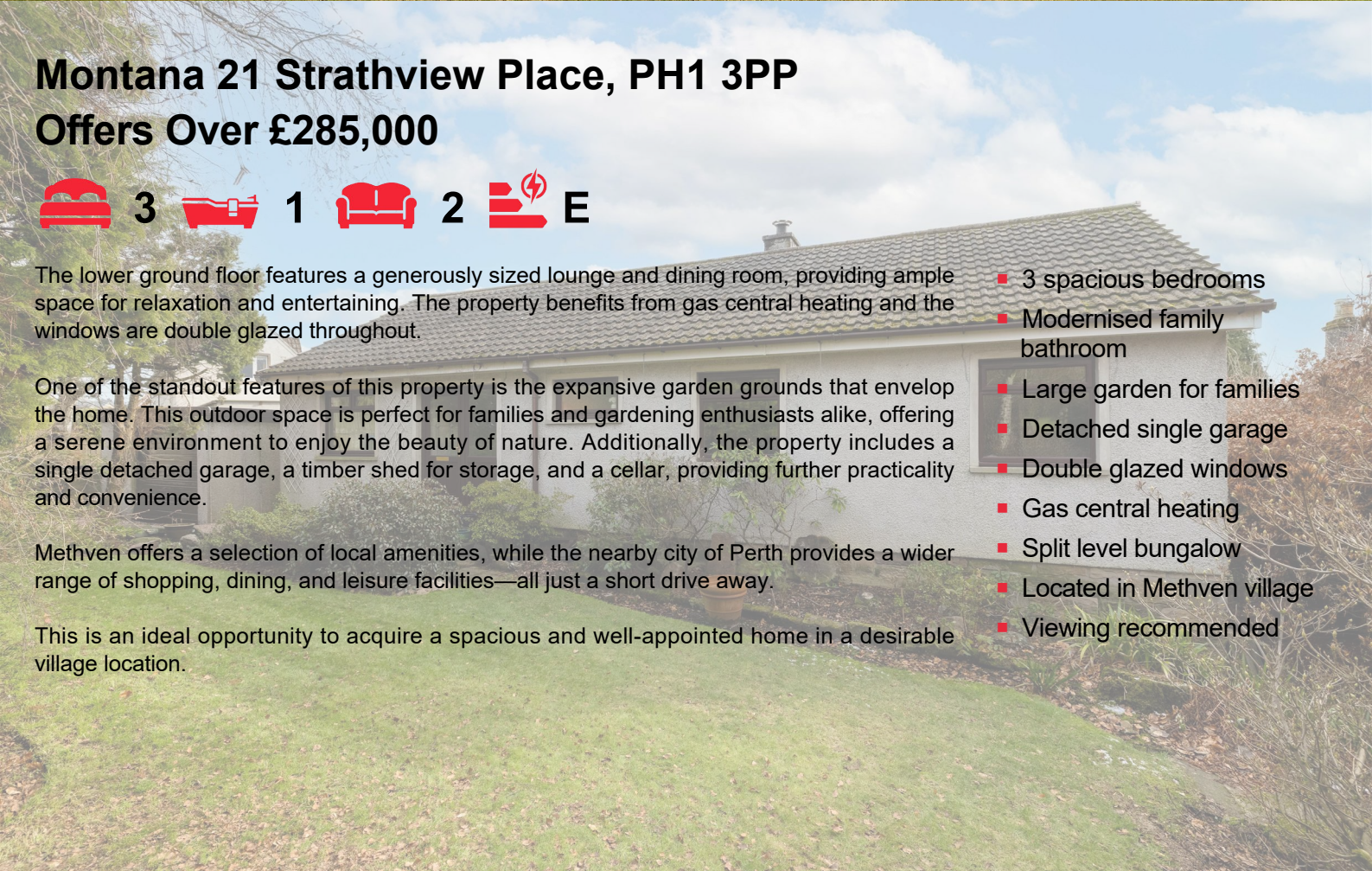
The lower ground floor features a generously sized lounge and dining room, providing ample space for relaxation and entertaining. The property benefits from gas central heating and the windows are double glazed throughout.

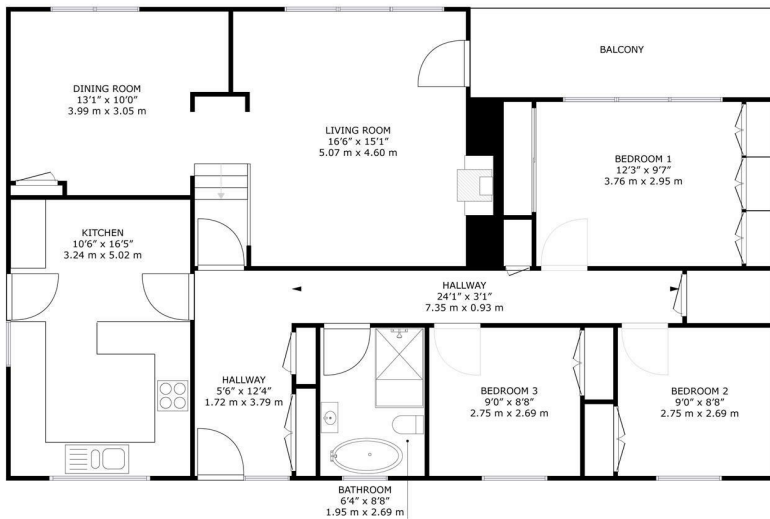
One of the standout features of this property is the expansive garden grounds that envelop the home. This outdoor space is perfect for families and gardening enthusiasts alike, offering a serene environment to enjoy the beauty of nature. Additionally, the property includes a single detached garage, a timber shed for storage, and a cellar, providing further practicality and convenience.

Methven offers a selection of local amenities, while the nearby city of Perth provides a wider range of shopping, dining, and leisure facilities—all just a short drive away.

This is an ideal opportunity to acquire a spacious and well-appointed home in a desirable village location.

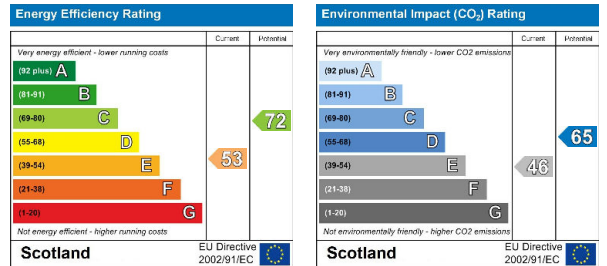
- 3 spacious bedrooms
- Modernised family bathroom
- Large garden for families
- Detached single garage
- Double glazed windows
- Gas central heating
- Split level bungalow
- Located in Methven village
- Viewing recommended





Montana, 21 Strathview Place, Methven, PH1 3PP

GROSS INTERNAL AREA
TOTAL: 1017 sq.ft, 94.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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.