



12 Station Road, Methven
Offers in the region of £260,000

 REID
ESTATES

Large south facing villa with attached carport and garage, situated in the village of Methven, just on the outskirts of Perth.
The villa comprises of: Vestibule, Lounge, Dining Room, Dining Kitchen, Utility, Cloakroom, Master bedroom, Dressing Room and En- Suite, Three further double bedrooms and a family shower room. This villa must be viewed to appreciate its size and outside space.



Vestibule 1.3 x 1.7 (4'3" x 5'7")

Entered by an upvc and double glazed door with all the latest locking mechanisms, which has decorative centre panels. Doors lead from this vestibule to the Dining Kitchen and the Dining Room. The stairway leads to the upper floor. Radiator, Smoke Alarm and the ceiling is fitted with two spotlights. The floor is laid with Karndean.

Lounge 5.4 x 4.9 (17'9" x 16'1")

A large and welcoming room with a south facing window and a French door leading out on to the rear garden. There is a wooden pelmet that runs the length of the wall, along the top of the French door. Two radiators provide warmth. The ceiling is fitted with a triple brass light. The floor is laid with carpet.

Dining Room 4.5 x 4.2 (14'9" x 13'9")

This room has wood panelled walls and a beautiful antique oak stained fireplace, which has decorative pillars and an open fire. This room has dual aspect windows. The ceiling is corniced and is fitted with a pendant light. Two radiators. The floor is laid with carpet. Doors lead to the lounge and the vestibule.

A great room for entertaining!

Dining Kitchen 4.5 x 4.1 (14'9" x 13'5")

A good size dining kitchen, there are dual aspect windows. There is a door that leads out to the porch and rear garden.

There are many wall and base units with drawers. The units have tiled worktops and a tiled splash backs.

Integrated appliances include a Belling Country Chef range cooker which has eight gas burners, grill, two ovens and a storage compartment. There is LED lighting and a spotlight above the cooker. Integrated Indesit dishwasher, fridge/freezer, ceramic 1 1/2 bowl sink with drainer and mixer tap. Above the sink is a central display unit. An under-stairs cupboard used for storage. A second cupboard which houses the hot water tank and the electric fuse box. The floor is laid



with cushion-floor. Door to Cloakroom, Large walk in cupboard for storage and the Utility Room. The ceiling is fitted with down lights.

Cloakroom 2.3 x 1.0 (7'7" x 3'3")

Two piece suite comprising of a pedestal wash hand basin with taps. Back to wall WC. There is an Oerre extractor fan and a pendant light fitted to the ceiling. Tiled cushion-floor.

Storage Cupboard 1.1 x 1.6 (3'7" x 5'3")

A large walk in cupboard used for storage.

Utility Room 3.0 x 3.0 (9'10" x 9'10")

This room also has dual aspect windows. This room could also be used as a workroom if required. The Worcester boiler is also housed in this room. There is a fitted Oerre extractor fan and a strip light on the ceiling. Radiator. The floor is laid with cushion-floor.

Stair & Landing 2.6 x 1.0. (8'6" x 3'3")

The stair has carpeted treads and a hand rail. The landing has a north facing window. The ceiling is fitted with a smoke alarm and a twin spotlight. There is a hatch to the attic. Two radiators. Doors lead to the Master Suite, three further bedrooms and the family shower room.

Master Bedroom 4.5 x 4.5 (14'9" x 14'9")

A large double room which has dual aspect windows. There is a large double door fitted wardrobe with hanging rails and two shelves. There is also a recessed display shelved area. The ceiling is fitted with a triple spotlight. Radiator. The floor is laid with carpet.

Dressing Room 2.2 x 3.1 (7'3" x 10'2")

This room is fitted with a triple door (1 mirrored) fitted wardrobe which has a long hanging rail, two short hanging rails with a shelf. The central door is fully shelved giving ample storage space. A window overlooks the rear garden. The ceiling is fitted with downlights. Radiator. The floor is laid with carpet.

En-Suite 3.0 x 1.7 (9'10" x 5'7")

This en-suite consists of a four piece suite comprising of an Ideal Standard ornate bath with mixer tap and shower spray. Ornate pedestal wash hand basin with mixer tap. Ornate back to wall WC. Walk in shower cubicle with mains power shower within. The ceiling is fitted with downlights and a Deta extractor fan. Radiator. There is an opaque window in this room to allow in natural daylight. The floor is laid with tiled cushion-floor.

Bedroom 2 3.8 x 3.3 (12'6" x 10'10")

Double size bedroom, which has two south facing windows, which have a fitted window seat underneath. Cupboard with shelves. Radiator. The ceiling is fitted with a pendant light. The floor is laid with carpet.

Bedroom 3 3.9 x 3.3 (12'10" x 10'10")

Another double bedroom, which has a north facing window. The ceiling is fitted with a pendant light. Radiator. Carpet flooring.

Bedroom 4 4.5 x 2.0 (14'9" x 6'7")

Double bedroom with a south facing window and a high coombe ceiling. The ceiling is fitted with a stainless steel quadruple light fitting. This room has a hatch to the attic with a fitted ladder. Radiator. Carpet flooring.

Family Shower Room 2.6 x 1.6 (8'6" x 5'3")

Three piece suite comprising of a corner shower cubicle with Mira power shower within. Back to wall WC and a pedestal wash hand basin with taps, which is tiled behind and a mirror above. Radiator. The ceiling is fitted with a quadruple spotlight. The floor is laid with cushion-floor. There is also an opaque south facing window to allow in natural daylight.

Rear Vestibule Porch 1.5 x 1.5 (4'11" x 4'11")

This is a lovely porch to sit in and relax. There are window ledges for pot plants and an opaque glazed door which leads out on to the rear garden. The ceiling is fitted with a pendant light and the floor is laid with laminate wood flooring.

Car Port

The car port is a good size and is attached to the house. It has double wooden doors to the rear with parking also behind it. There is also a security light attached and a power socket on the wall.

Garage

This is a single garage with an up and over door and lighting.

Front Garden

The front garden is entered through a wrought iron gate with a path leading to the front door. This garden is fully enclosed with a wall surrounding it. There are flower borders.

Rear Garden

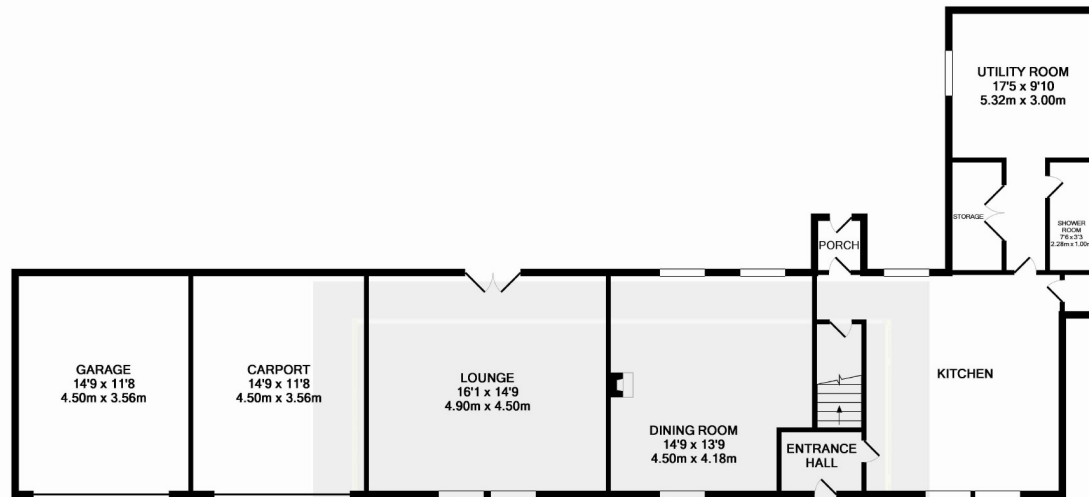
A large garden for entertaining friends and family. The garden is split level. The lower level is laid with terracotta Mediterranean style tiles. There is a large pergola. This area provides ample space for garden furniture, planters etc. The garden has a wall and hedging around. There is also an outside storage area attached to the house, which has light and power.

Semi- circular wide steps lead to the upper level of the garden which is mainly laid to lawn with mature trees, shrub and flower borders and vegetable boxes for planting and growing your own vegetables. There are two garden sheds, a greenhouse and a BBQ hut which has power and lighting. Outside the BBQ hut there is a decked area with a balustrade around. All in all a wonderful space to entertain in or just sit and relax and enjoy.

Fixtures & Fittings

All fixtures and fittings and integrated appliances, sheds, greenhouse,

BBQ hut, curtain and blinds and all flooring included in the purchase price.



TOTAL APPROX. FLOOR AREA 2121 SQ.FT. (197.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>Best energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>Scotland</p> <p>EU Directive 2002/91/EC</p>		<p>Scotland</p> <p>EU Directive 2002/91/EC</p>	

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