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Leading Perthshire Estate Agency

36 Athole Drive, Stanley, Perth, PH1 4NR

Offers Over £105,000

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ESTATE & LETTING AGENTS

Buying with Next Home

36 Athole Drive, Stanley, Perth, PH1 4NR

Many thanks for your interest in
36 Athole Drive, Stanley, Perth, PH1 4NR.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process. If you're a first time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell contact us to arrange a valuation. We are reknown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the area

Located just 8 miles north of Perth, the village of Stanley is close to the A9 giving easy access to the motorway for commuting north and south of Perthshire. The property is within easy reach of all local amenities including schools, shops for day-to-day shopping and a doctor's surgery. Perth boasts numerous High Street shops and businesses, café quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity. Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.



Property summary

A perfect opportunity to purchase this 2 bed semi-detached villa situated in the popular village of Stanley. The spacious accommodation is set over 2 levels and comprises of Entrance hall, Living/dining area with windows to the front and rear flooding the room with natural sunlight, kitchen, 2 double bedrooms and a family bathroom. The property is in need of modernisation, however would make an ideal starter home for any family, young couple and would also suit an investor. The property is double glazed and there is electric heating. Externally the property benefits from a substantial garden to the front, side and rear. There is on street parking available. EPC D59

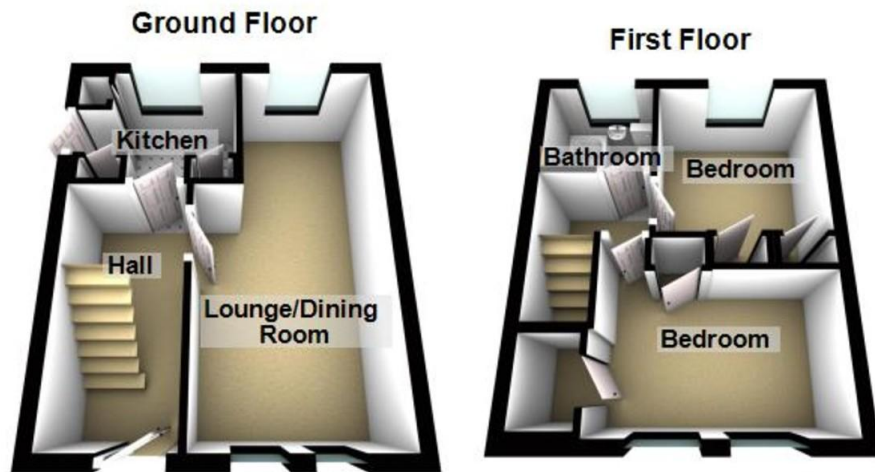


Key property features

- ✓ Semi-Detached villa
- ✓ Spacious front and back Gardens
- ✓ On Street Parking
- ✓ Bright Lounge/Dining room
- ✓ Kitchen
- ✓ 2 Double Bedrooms
- ✓ Double Glazing
- ✓ Requires modernisation
- ✓ Walking distance to all local amenities
- ✓ Lovely village location



Floorplans





Property Room Sizes

HALL 10' 0" X 6' 3" (3.05M X 1.91M)

BATHROOM 6' 3" X 6' 0" (1.91M X 1.83M)

LOUNGE/DINER 21' 0" X 10' 0" (6.4M X
3.05M)

KITCHEN 10' 0" X 8' 10" (3.05M X 2.69M)

BEDROOM 14' 0" X 11' 2" (4.27M X 3.4M)

BEDROOM 11' 0" X 10' 8" (3.35M X 3.25M)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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41 – 43 Allan Street, Blairgowrie 01796 54 80 14

47a Atholl Road, Pitlochry 01796 54 80 14

1a James Square, Crieff 01764 65 00 44

211 High Street, Auchterarder 01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit: www.nexthomeonline.co.uk

*The only Perthshire estate agent **available 7 days until 9pm***

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