

# Buy your next home with Next Home

Leading Perthshire Estate Agency

12 Athole Drive, Stanley, Perth, PH1 4NR

Offers Over £155,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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12 Athole Drive, Stanley, Perth, PH1 4NR

Many thanks for your interest with 12 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 renowned 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 01738 444342.

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

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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.



# Property Summary

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We are delighted to bring to the market this immaculately presented SEMI DETACHED THREE BEDROOM VILLA with conservatory, driveway, and large garden in the desirable village of Stanley.

The property offers well-proportioned accommodation comprising entrance hall with storage; bright lounge with front facing window; breakfasting kitchen with breakfast bar, integrated oven and hob together with space for additional appliances; conservatory with double doors to the rear garden; modern, recently installed bathroom with white suite and rain shower over the bath and 3 double bedrooms, all with storage.

There is oil central heating and double glazing throughout.

Externally, there is a large driveway to the front providing off street parking for around 3 vehicles, timber garage, timber shed and brick store. The rear garden is enclosed and predominantly laid to lawn with a paved patio area and large area of decking, ideal for socialising throughout the summer months.





# Key property features

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- ✓ Semi Detached Villa
- ✓ 3 Double Bedrooms
- ✓ Bright Lounge
- ✓ Breakfasting Kitchen
- ✓ Conservatory
- ✓ Modern Kitchen
- ✓ Double Glazing
- ✓ Oil Central Heating
- ✓ Large Driveway
- ✓ Enclosed rear garden













An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

# Have a property to sell?

An expert from our local branch will provide you with  
the most accurate valuation.

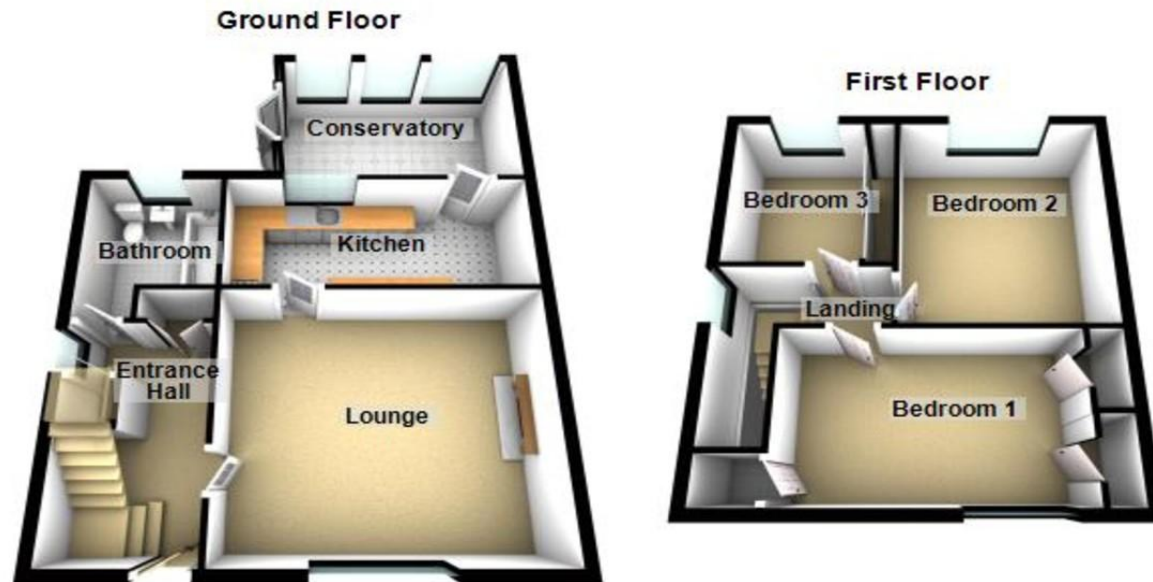


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# Floorplans

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# Property Room sizes

## HALL

12' 4" x 6' 6" (3.76m x 1.98m)

## LOUNGE

13' 6" x 13' 3" (4.11m x 4.04m)

## KITCHEN

13' 11" x 7' 6" (4.24m x 2.29m)

## CONSERVATORY

10' 0" x 9' 11" (3.05m x 3.02m)

## BATHROOM

9' 2" x 6' 4" (2.79m x 1.93m)

## BEDROOM

15' 4" x 8' 11" (4.67m x 2.72m)

## BEDROOM

12' 1" x 9' 4" (3.68m x 2.84m)

## BEDROOM

9' 7" x 8' 9" (2.92m x 2.67m)

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.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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

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