



Buy your next home with Next Home

Leading Perthshire Estate Agency

63 Murray Place, Stanley, Perth, PH1 4LX

Offers over £130,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

63 Murray Place, Stanley, Perth, PH1 4LX

Many thanks for your interest in
63 Murray Place, Stanley, Perth, PH1 4LX.

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 renown 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.



Property summary

We are delighted to bring to the market this TWO BEDROOM MID TERRACED VILLA situated within the popular village of Stanley.

The property offers well-proportioned accommodation comprising lounge with feature fireplace and dual aspect windows to the front and rear; modern kitchen with door to the front and integrated oven, hob, extractor, and space for additional appliances; shower room with white suite and 2 double bedrooms, the principal having fitted wardrobes and the second having two cupboards.

There is double glazing and heating is via an air source pump system.

Externally there is an area of lawn to the front and a driveway providing parking for 2 vehicles.

The rear garden is enclosed and has a raised decked area providing an ideal haven for relaxing during the summer months. Timber shed. EPC D.



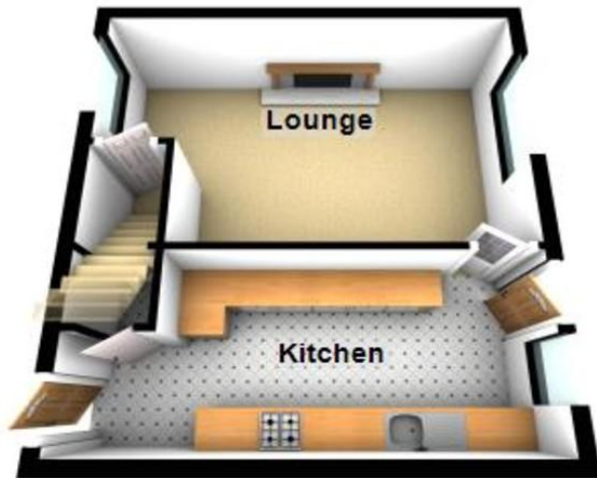
Key property features

- ✓ Mid Terraced Villa
- ✓ Spacious lounge
- ✓ 2 Double Bedrooms
- ✓ Shower room
- ✓ Modern kitchen
- ✓ Driveway for 2 vehicles
- ✓ Enclosed front and rear gardens
- ✓ Quiet location
- ✓ Excellent first purchase
- ✓ Village location

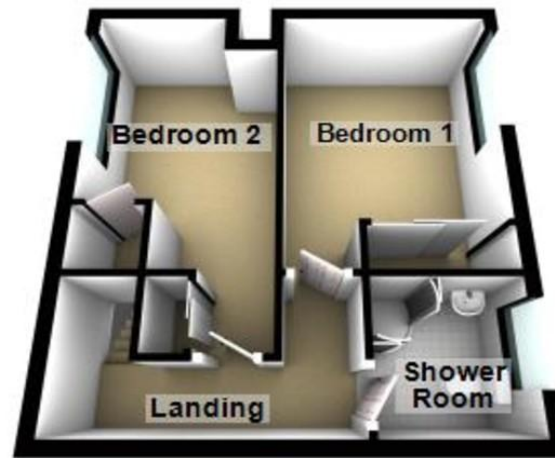


Floorplans

Ground Floor



First Floor





Property Room Sizes

ENTRANCE HALL 3' 6" X 3' 6" (1.07M X 1.07M)

LOUNGE 18' 2" X 11' 7" (5.54M X 3.53M)

KITCHEN 15' 4" X 7' 11" (4.67M X 2.41M)

BEDROOM 13' 1" X 9' 6" (3.99M X 2.9M)

BEDROOM 16' 8" X 9' 6" (5.08M X 2.9M)

SHOWER ROOM 5' 11" X 5' 11" (1.8M X 1.8M)

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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