



# Buy your next home with Next Home

Leading Perthshire Estate Agency

76 Mill Street, Stanley, Perth, PH1 4NL

Offers Over £210,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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76 Mill Street, Stanley, Perth, PH1 4NL

Many thanks for your interest with 76 Mill Street, Stanley, Perth, PH1 4NL.

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 IMMACUATELY PRESENTED SEMI DETACHED THREE BEDROOM BUNGALOW situated within a desirable residential area in the village of Stanley.

The property offers well proportioned accommodation comprising entrance vestibule; hall with storage cupboard and hatch providing access to the attic via a Ramsay style ladder; bright lounge with feature fireplace; contemporary kitchen with integrated oven, hob, extractor and dishwasher; utility room; WC; Sun Porch; 3 Double Bedrooms and modern family bathroom.

There is electric heating and double glazing throughout.

Externally there is a large driveway providing off street parking for several vehicles.

The large rear garden is enclosed and a mixture of gravel chips, lawn and 2 areas of raised decking providing an ideal haven for relaxation and socialising with friends.



# Key property features

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- ✓ Immaculately presented
- ✓ Semi Detached Bungalow
- ✓ Contemporary Kitchen
- ✓ Bright Lounge
- ✓ 3 Double Bedrooms
- ✓ Modern Bathroom
- ✓ Utility Room, WC & Porch
- ✓ Large Garden with attractive decking
- ✓ Cabin with power, light, Double Glazing & Heating
- ✓ Driveway providing parking for several vehicles















Next Home - 76 Mill Street, Stanley, Perth, PH1 4NL



An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

# 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

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## **VESTIBULE**

*3' 4" x 3' 0" (1.02m x 0.91m)*

## **HALL**

*11' 10" x 5' 3" (3.61m x 1.6m)*

## **LOUNGE**

*15' 8" x 11' 2" (4.78m x 3.4m)*

## **KITCHEN**

*13' 4" x 7' 11" (4.06m x 2.41m)*

## **UTILITY ROOM**

*15' 1" x 5' 11" (4.6m x 1.8m)*

## **WC**

*5' 10" x 3' 4" (1.78m x 1.02m)*

## **PORCH**

*10' 6" x 5' 11" (3.2m x 1.8m)*

## **BEDROOM**

*12' 7" x 9' 6" (3.84m x 2.9m)*

## **BEDROOM**

*11' 4" x 9' 11" (3.45m x 3.02m)*

## **BEDROOM**

*13' 2" x 8' 4" (4.01m x 2.54m)*

## **BATROOM**

*8' 3" x 5' 2" (2.51m x 1.57m)*

## **CABIN**

*15' 6" x 9' 0" (4.72m x 2.74m)*

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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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)

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