

# Buy your next home with Next Home

Leading Perthshire Estate Agency

3D East Mill, Stanley Mills, Stanley, Perth, PH1 4RB

Offers Over £160,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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3D East Mill, Stanley Mills, Stanley, Perth, PH1 4RB

Many thanks for your interest with 3D East Mill, Stanley Mills, Stanley, Perth, PH1 4RB.

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

Next Home Estate Agents are proud to present 3D East Mill, Stanley Mills, Stanley, PH1 4RB, an immaculately presented two-bedroom apartment set within the highly sought-after East Mill at the historic Stanley Mills. Surrounded by breathtaking countryside and positioned on the banks of the magnificent River Tay, this exceptional property offers a rare opportunity to enjoy contemporary comfort within a truly iconic setting.

The apartment welcomes you with a bright entrance hall complete with secure entry phone system, setting the tone for the quality and care evident throughout. The spacious open plan lounge and dining area provides a versatile and inviting living space, offering ample room for a variety of free-standing furniture arrangements. Large windows allow natural light to flood the room while framing picturesque views across the beautifully maintained communal gardens and towards the river, creating a calm and uplifting atmosphere.

The kitchen is thoughtfully designed with generous storage and workspace, along with space for a dishwasher, cooker, fridge/freezer and washing machine, making it both practical and well suited to modern living. The property boasts two spacious double bedrooms, both tastefully decorated and enjoying peaceful views over the gardens and the River Tay. A well-appointed bathroom completes the internal accommodation.

Further benefits include newly upgraded heating, lift access servicing all floors, and entry via a secure system for added peace of mind. The building is complemented by a communal stairway and a separate large internal secure store with power and light, providing excellent additional storage. Externally, residents can enjoy a beautifully maintained garden area overlooking the River Tay, offering an ideal haven for relaxation or socialising while taking in the stunning surroundings. Allocated parking adds further convenience.

Set within an outstanding countryside location with superb river walks on the doorstep, this property combines tranquillity with accessibility and will appeal to a wide range of purchasers including first-time buyers, professionals and those seeking a peaceful retreat.



# Key property features

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- ✓ 2 Spacious double bedrooms
- ✓ Stunning countryside location
- ✓ Tastefully decorated and immaculately presented
- ✓ Secure entry system
- ✓ Upgraded heating
- ✓ Internal storage unit
- ✓ Allocated parking
- ✓ Lift access
- ✓ Lovely communal gardens
- ✓ Great walks nearby









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 rear gardens and garages. 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.

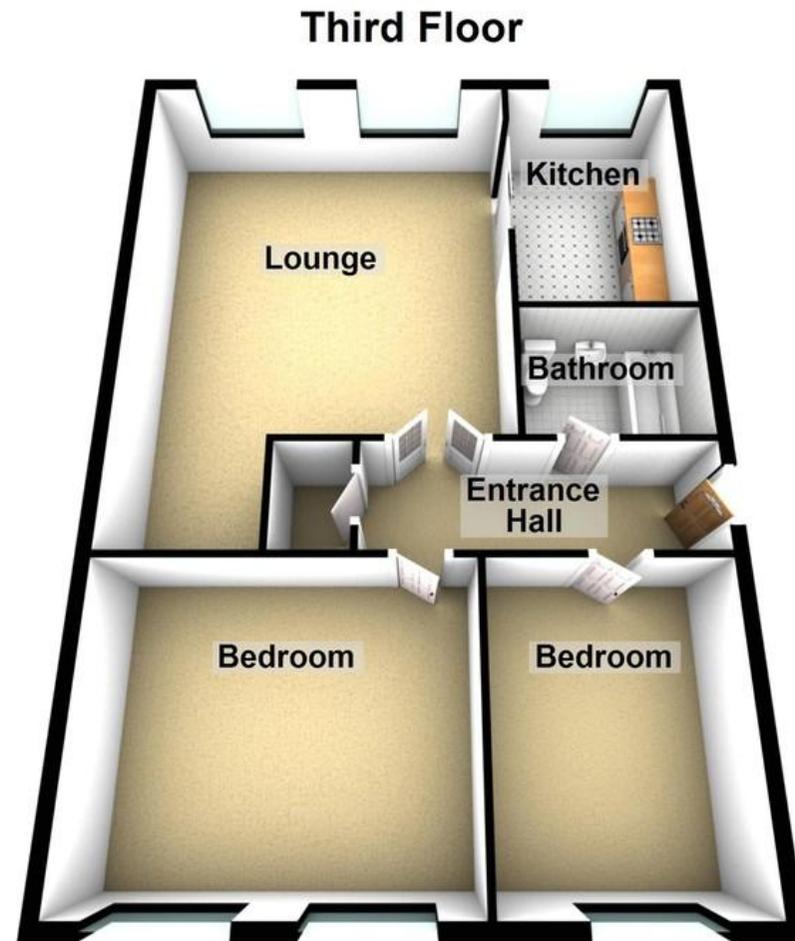


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# Floorplans

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# Property Room sizes

## ENTRANCE HALL

*14' 11" x 4' 5" (4.57m x 1.35m)*

## LOUNGE/DINER

*24' 2" x 16' 11" (7.37m x 5.18m)*

## KITCHEN

*13' 1" x 8' 7" (4m x 2.64m)*

## BEDROOM 1

*15' 3" x 12' 9" (4.65m x 3.91m)*

## BEDROOM 2

*12' 9" x 9' 10" (3.89m x 3.02m)*

## BATHROOM

*8' 0" x 6' 2" (2.44m x 1.88m)*

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)

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

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