




Woodland Cottage

37 Duchess Street, Stanley

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A deceptively spacious detached villa, comprising 3 bedrooms, 3 public rooms and benefiting from oil-fired central heating, double glazing, plenty of off-street parking and very generous garden grounds offering tremendous scope for extending or future development.



Rich in charm and character, the property enjoys privacy and convenience in a location within walking distance of the various local amenities including local shops, Spar and Post Office, butcher, newsagent, chemist, doctors surgery, local bus route, nursery, primary school and the highly-regarded Active Kids Adventure Play Park. Many picturesque walks and fishing opportunities can also be enjoyed along the nearby River Tay. The nearby A9, gateway to the Highlands provides access to the city of Perth and the dual-carriageway linking to all the major towns and cities.



Ground floor: The property is entered into a vestibule leading into a central hallway with stairs to the first floor. There are three public rooms on this floor; a lounge with double doors into a sitting room and a bright conservatory overlooking the South facing rear garden. A generous dining room leading into the spacious kitchen which is fitted with a good amount of base and wall units with space for appliances and provides access to a boiler room with doors to the back garden and into a utility storage area with space for cupboards and additional appliances. Also on this floor is a bedroom with built-in storage and a bathroom.

First floor: The stairs lead up to a landing with a large storage cupboard and study area. There are two bright bedrooms with storage space and also a shower room. There is also various access points for additional storage in the eaves space.

To the front of the property there is an area of garden with mature plants and hedging to the boundary. There is also a driveway leading to a detached garage equipped with power and intruder lighting. It also has an additional wood shed and utility storage area at the rear.

The wonderful garden to the rear benefits from a very high degree of privacy and is not overlooked which offers plenty of space for potentially extending the property. If cleared, it may also offer scope for development subject to the necessary permissions. It comprises of a patio terrace area with space for tables and chairs, lawn, trees and wooded areas including some rare mature shrubs and Scotch Pines.





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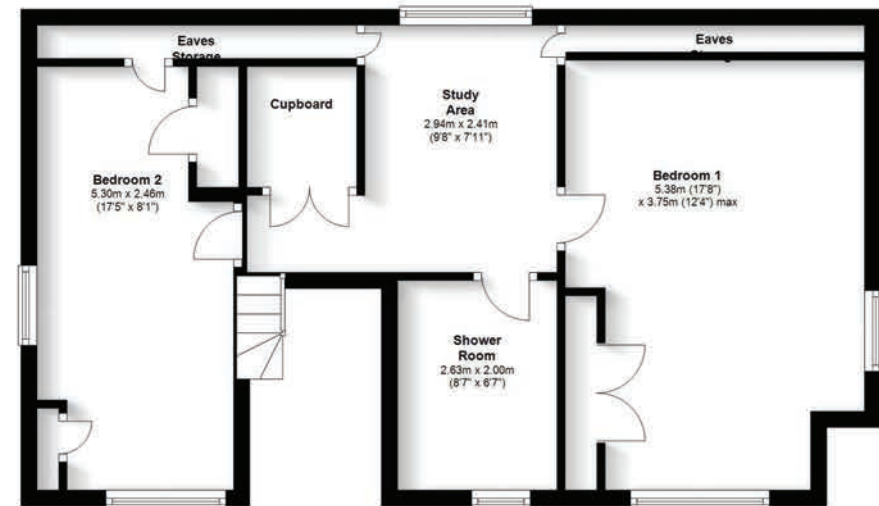




Ground Floor



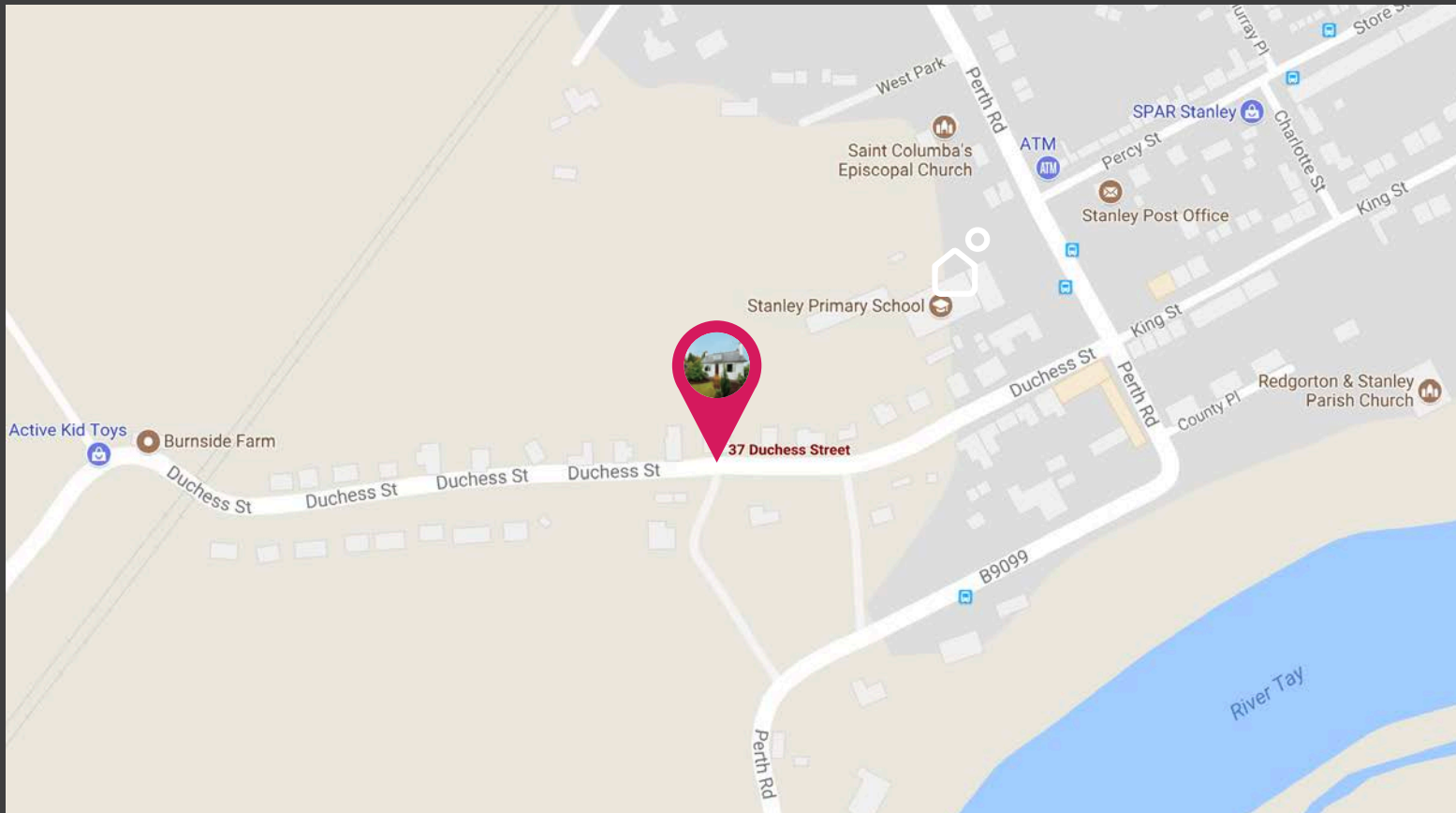
First Floor



Approximate gross internal area 1399 sq ft - 130 sq m

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

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Find out more

We hope you enjoy reading about this property and would be happy to answer any questions you may have in it's regard.

For more information or to arrange a viewing please don't hesitate to contact me
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EER rating : Band E

Property reference : XL1104

Property location

The village of Stanley is located just off the A9 approximately 7 miles from the historic city of Perth. There is a selection of independent schools available in the area. Within the village there are a number of local amenities and services including a nursery, a primary school, local supermarket, and post office, doctors' surgery and a host of picturesque walks throughout the surrounding countryside and along the banks of the River Tay. Excellent roads links give access to Perth and the dual-carriageway linking all the major towns and cities.

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