



King Street, Stanley, Perth, PH1 4NA



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Offers Over £55,000



Next Home are delighted to bring to the market this immaculately presented ONE BEDROOM GROUND FLOOR APARTMENT situated in the picturesque village of Stanley.

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 a short walk from all local amenities including schools, shops, pharmacy, post office and doctor's surgery. The river Tay and surrounding picturesque countryside are all within easy reach either on foot or by car.

The property is in walk-in condition and the accommodation comprises entrance hall, open plan kitchen/lounge, double bedroom and bathroom. There is electric heating and sash-and-case double glazing throughout. Externally there is a garden to the rear and parking is available on-street to the front.

The property would greatly appeal to a wide range of viewers including first time buyers and investors therefore early viewing is highly recommended.

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01796 54 80 14



ENTRANCE HALL

6' 7" x 5' 3" (2.01m x 1.6m)

Accessed via a communal hallway, the entrance hall is open plan to the main living area. Tiled flooring. Built-in cupboard.

KITCHEN / LOUNGE

14' 5" x 9' 11" (4.39m x 3.02m)

KITCHEN AREA

The bespoke kitchen is fitted with wooden wall and base units with solid oak work surfaces and attractive tiling to the splash back areas. Stainless steel sink and drainer unit with window above overlooking the garden. Space for white goods. Laminate flooring.

LOUNGE AREA

In the lounge area there is room for a variety of free-standing furniture. Window to the rear. Laminate flooring. Neutral décor. Electric radiator.

BEDROOM

14' 5" x 10' 1" (4.39m x 3.07m)

A large double bedroom situated at the front of the property. Built-in shelving and storage units. Room for a range of free-standing furniture. Laminate flooring. Electric radiator. Window to the front.

BATHROOM

8' 6" x 5' 1" (2.59m x 1.55m)

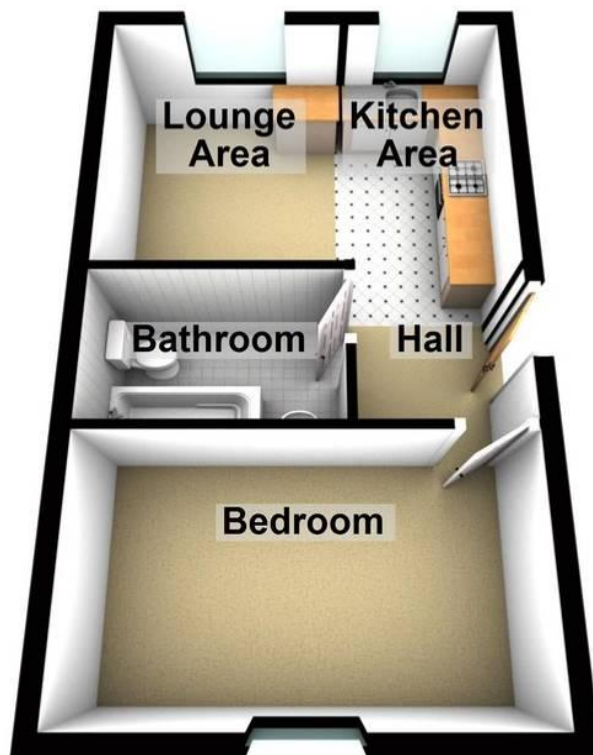
Fitted with a 3 piece white suite comprising W.C., pedestal wash hand basin and bath with electric shower over and glazed screen. Tiling to the walls. Vinyl flooring. Extractor fan. Cornicing to the ceiling. Chrome ladder radiator.

EXTERNAL

In the communal hallway there is a spacious storage cupboard pertaining to the property which is fitted with a power supply. To the rear there is a private garden which is laid with stone chips for ease of maintenance. There is on-street parking to the front of the property.



Floor Plan



Valuation on your own property

Valuation on your own property: If you would like to know how much your property might achieve in today's market, we are pleased to offer a free market appraisal with no obligation. We are now available 7 days till 9pm - just call 01738 444342 to arrange an appointment.

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Please Note:

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