



Buy your next home with Next Home

Leading Perthshire Estate Agency

2c East Mill, Stanley Mills, Stanley, Perth, PH1 4RA

Offers Over £145,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2c East Mill, Stanley Mills, Stanley, Perth, PH1 4RA

Many thanks for your interest with 2c East Mill, Stanley Mills, Stanley, Perth, PH1 4RA.

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

Stanley is a thriving village approximately six miles north of Perth, close to the River Tay. Amenities include a convenience shop, butcher, chemist and a post office together with a primary school and medical centre. There is a frequent bus service providing access to Perth and further afield to Dunkeld and Pitlochry. The Inveralmond interchange provides access from the A9 to Dundee, Edinburgh, Stirling and Glasgow.

This is an impressive restoration and conservation development of apartments, duplex apartments and terraced houses in this spectacular setting on the banks of the River Tay. Stanley Mills is a Category A listed building being of outstanding architectural interest.



Property Summary

We are delighted to bring to the market this immaculately presented TWO BEDROOM APARTMENT situated within the East Mill of Stanley Mills.

The property offers well proportioned accommodation comprising of an entrance hall with telephone point and secure entry phone; open plan lounge/dining with feature fireplace and two large windows; kitchen with space for dishwasher, cooker, fridge/freezer and washing machine; Master bedroom with ensuite bathroom; second double bedroom and a bathroom. There are sash and case windows and electric heating throughout. Externally there is an allocated parking space and a separate visitors car park.

There is also a residents garden providing an ideal haven for relaxation and socialising overlooking the River Tay. The property is entered via a secure entry system and has a communal stairway and lift servicing all floors. Separate large secure store with power and light. Early viewing is highly recommended as this would appeal to a range of purchasers.



Key property features

- ✓ Spacious 2 double bedrooms
- ✓ Large stylish living Room
- ✓ Well equipped Kitchen
- ✓ Master bedroom Ensuite
- ✓ Large storage Room (separate)
- ✓ Ample parking
- ✓ Lovely Gardens
- ✓ Stunning River views from Gardens
- ✓ Located within Historic Scotland Water Mill
- ✓ Walks and fishing nearby











Have a property to sell?

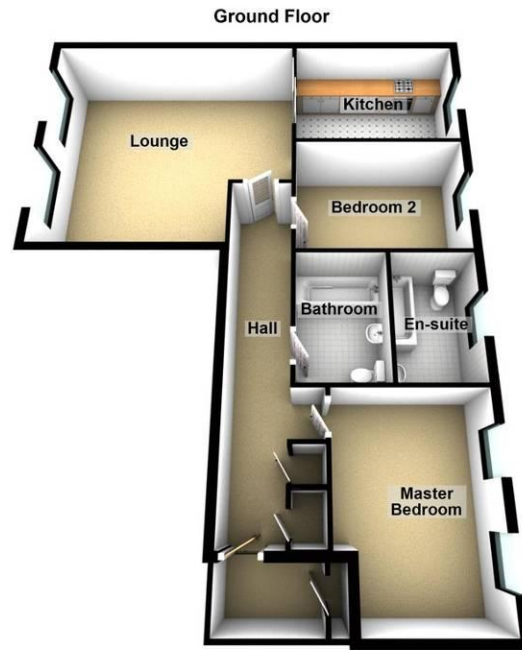
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room sizes

HALLWAY

28' 2" x 3' 8" (8.59m x 1.12m)

LOUNGE/DINER

20' 8" x 17' 6" (6.3m x 5.33m)

KITCHEN

9' 7" x 9' (2.92m x 2.74m)

BEDROOM 1

16' 5" x 8' 11" (5m x 2.72m)

ENSUITE

8' 5" x 4' 8" (2.57m x 1.42m)

BEDROOM 2

11' 8" x 10' 7" (3.56m x 3.23m)

BATHROOM

8' 6" x 5' 6" (2.59m x 1.68m)

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.



NEXTHOME
ESTATE & LETTING AGENTS

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

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme