



# Buy your next home with Next Home

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Leading Perthshire Estate Agency

3b Stanley Mills, Stanley, Perth, PH1 4RB

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£120,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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3b Stanley Mills, Stanley, Perth, PH1 4RB

Many thanks for your interest in  
3b 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 reknown 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 01764 42 43 44.

If you would like to 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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The property comprises: Communal stairwell with secure door entry system, entrance hall with large storage cupboard , open plan lounge/kitchen and dining area with good space for free standing furniture, 2 double bedrooms and a family 3 piece bathroom.

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





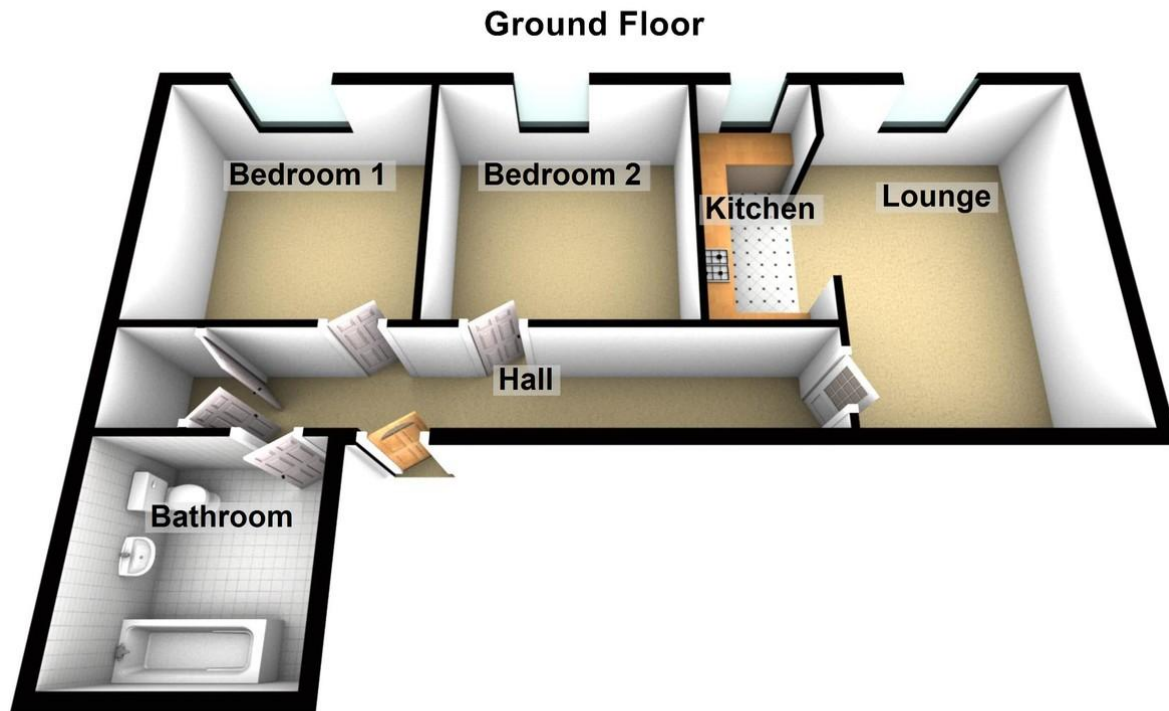
# Key property features

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- ✓ Chain Free
- ✓ Immediate entry available
- ✓ Open plan living
- ✓ 2 double bedrooms
- ✓ Ideal holiday retreat
- ✓ Close to local amenities
- ✓ 10 minutes from Perth
- ✓ Large storage unit
- ✓ Located within Historic Scotland Water Mill
- ✓ Walks and fishing nearby



# Floorplans





# Property Room Sizes

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HALL 19' 5" X 3' 5" (5.92M X 1.04M)

LOUNGE 16' 4" X 11' 2" (4.98M X 3.4M)

KITCHEN 10' 2" X 4' 5" (3.1M X 1.35M)

BEDROOM 1 14' 7" X 10' 4" (4.44M X 3.15M)

BEDROOM 2 14' 7" X 9' 2" (4.44M X 2.79M)

BATHROOM 8' X 5' 7" (2.44M X 1.7M)

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 ..... 01796 54 80 14

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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