



Buy your next home with Next Home

Leading Perthshire Estate Agency

Exchange House, The Square, Stanley, Perth, PH1 4LT

Offers Over £189,950


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Exchange House, The Square, Stanley, Perth, PH1
4LT

Many thanks for your interest with Exchange House, The Square, Stanley, Perth, PH1 4LT.

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

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. Further amenities and secondary schooling can be found in Perth together with bus and railway stations. There are several scenic countryside walks and cycle routes available nearby.



Property Summary

We are delighted to bring to the market this well presented FOUR BEDROOM SEMI DETACHED VILLA situated within the desirable village of Stanley. The property offers well proportioned accommodation over two floors comprising entrance hall with attractive glazed sliding door to the lounge; bright lounge with front facing windows, stone feature fire surround with flue lined for a wood burning stove; dining kitchen with rear facing windows, door to the garden, integrated oven and ceramic hob together with free standing dishwasher, washing machine and freezer; bathroom with white suite and partial tiling to the walls. On the first floor there are four bedrooms with fitted wardrobes and a shower room with white suite. The property benefits from LPG gas central heating and double glazing throughout. Oil is available if preferred. Externally there is a large driveway to the front providing parking for several vehicles. To the rear is a large paved patio area, lawn and planted borders.



Key property features

- ✓ Popular Village location
- ✓ Spacious accommodation
- ✓ 4 Bedrooms
- ✓ Bright lounge
- ✓ Dining Kitchen
- ✓ Bathroom & Shower room
- ✓ Large Driveway
- ✓ Enclosed garden
- ✓ Central heating & double glazing
- ✓ Close to primary school & shops









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 gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

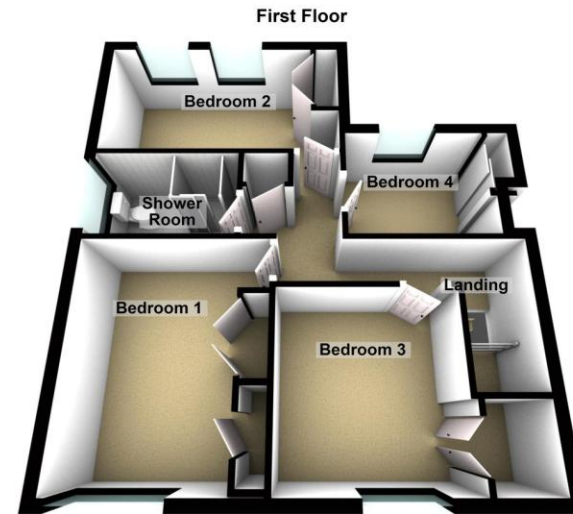
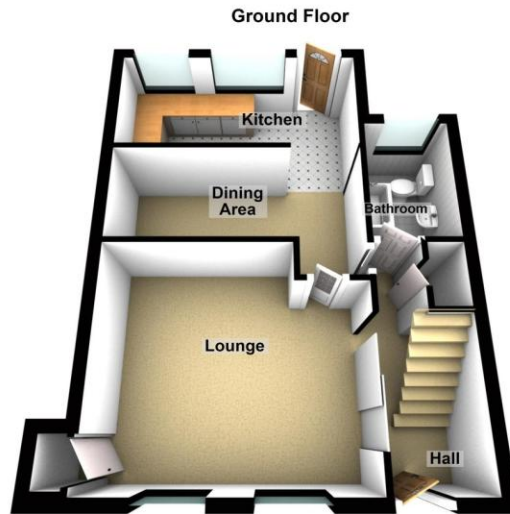
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room sizes

HALL

15' 9" x 6' 11" (4.8m x 2.11m)

LOUNGE

17' 2" x 15' 6" (5.23m x 4.72m)

DINING AREA

15' 1" x 8' 7" (4.6m x 2.62m)

KITCHEN AREA

16' 2" x 7' 3" (4.93m x 2.21m)

BATHROOM

BEDROOM 1

15' 9" x 12' 2" (4.8m x 3.71m)

BEDROOM 2

14' 1" x 9' 11" (4.29m x 3.02m)

BEDROOM 3

11' 4" x 9' 11" (3.45m x 3.02m)

BEDROOM 4

9' 3" x 7' 11" (2.82m x 2.41m)

SHOWER ROOM

7' 10" x 5' 11" (2.39m x 1.8m)

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