



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Hobart House, East Brougham Street, Stanley, Perth, PH1 4NJ

Offers Over £535,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Hobart House, East Brougham Street, Stanley, Perth,  
PH1 4NJ

Many thanks for your interest with Hobart House, East Brougham Street, Stanley, Perth, PH1 4NJ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days per week.

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 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

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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

A rare opportunity to purchase this CHARMING, DETACHED EXECUTIVE 7 BEDROOM VILLA which is quietly tucked away in the village of Stanley.

The property offers spacious, versatile accommodation over 3 floors and retains many attractive features including, deep skirtings, high ceilings, traditional fireplaces, stoves, stained glass, arched, box and bay windows which are combined with a modern kitchen, shower room, bathroom and décor.

The accommodation comprises entrance vestibule; welcoming reception hall; bright lounge; sitting room; dining room; kitchen; cloakroom/WC; boiler room; utility room; office; 6 bedrooms; shower room; bathroom and attic bedroom/sitting room on the second floor.

There is predominantly double glazing and oil central heating throughout.

Externally the garden grounds are enclosed, laid to lawn with planted borders, paved patio area and summer house.

The large driveway can accommodate several vehicles and there is also a detached double garage and external tap.

The furniture is available by separate negotiation if required and the property is currently run as a successful Airbnb business.





# Key property features

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- ✓ Rare to the market
- ✓ Versatile accommodation
- ✓ Charming features including stained and arched glass windows
- ✓ Lounge, Sitting room & Dining room
- ✓ 6/7Bedrooms & office
- ✓ Kitchen, Utility room and Boiler room
- ✓ Excellent storage
- ✓ Oil Central Heating, Fireplaces & Stoves
- ✓ Large Garden
- ✓ Double garage & driveway for several vehicles
- ✓ Currently run as a very successful Airbnb business























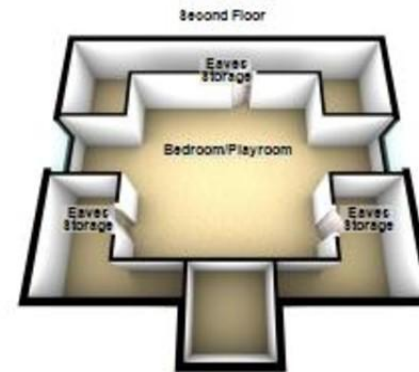
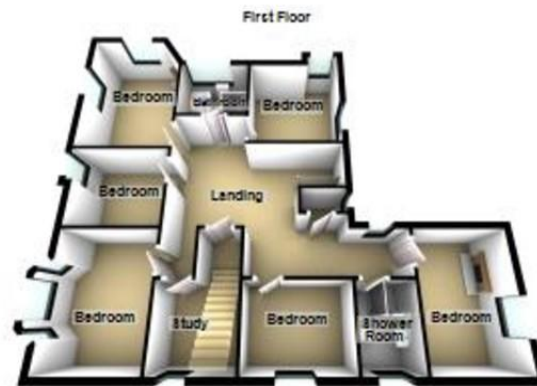






# Floorplans

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# Property Room Sizes

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## ENTRANCE VESTIBULE

## HALL

## LOUNGE

*18' 0" x 17' 4" (5.5m x 5.3m)*

## SITTING ROOM

*18' 4" x 11' 9" (5.6m x 3.6m)*

## DINING ROOM

*17' 8" x 14' 7" (5.4m x 4.45m)*

## CLOAKROOM

## KITCHEN

*16' 5" x 9' 10" (5.02m x 3.02m)*

## BOILER HOUSE

## UTILITY ROOM

*11' 9" x 7' 0" (3.6m x 2.14m)*

## BEDROOM 1

*12' 5" x 11' 5" (3.78m x 3.48m)*

## BEDROOM 2

*12' 6" x 10' 0" (3.81m x 3.05m)*

## BEDROOM 3

*11' 9" x 10' 9" (3.60m x 3.3m)*

## BEDROOM 4

*10' 8" x 9' 8" (3.25m x 2.95m)*

## BEDROOM 5

*10' 11" x 7' 8" (3.33m x 2.34m)*

## BEDROOM 6

*11' 7" x 10' 10" (3.53m x 3.3m)*

## BATHROOM

*9' 10" x 7' 10" (3m x 2.39m)*

## SHOWER ROOM

*8' 6" x 5' 11" (2.59m x 1.8m)*

## OFFICE

## PLAYROOM/BEDROOM 7

*30' 10" x 18' 11" (9.4m x 5.77m)*

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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63 – 65 George Street, Perth ..... 01738 44 43 42

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1a James Square, Crieff.....01764 65 00 44

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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)

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