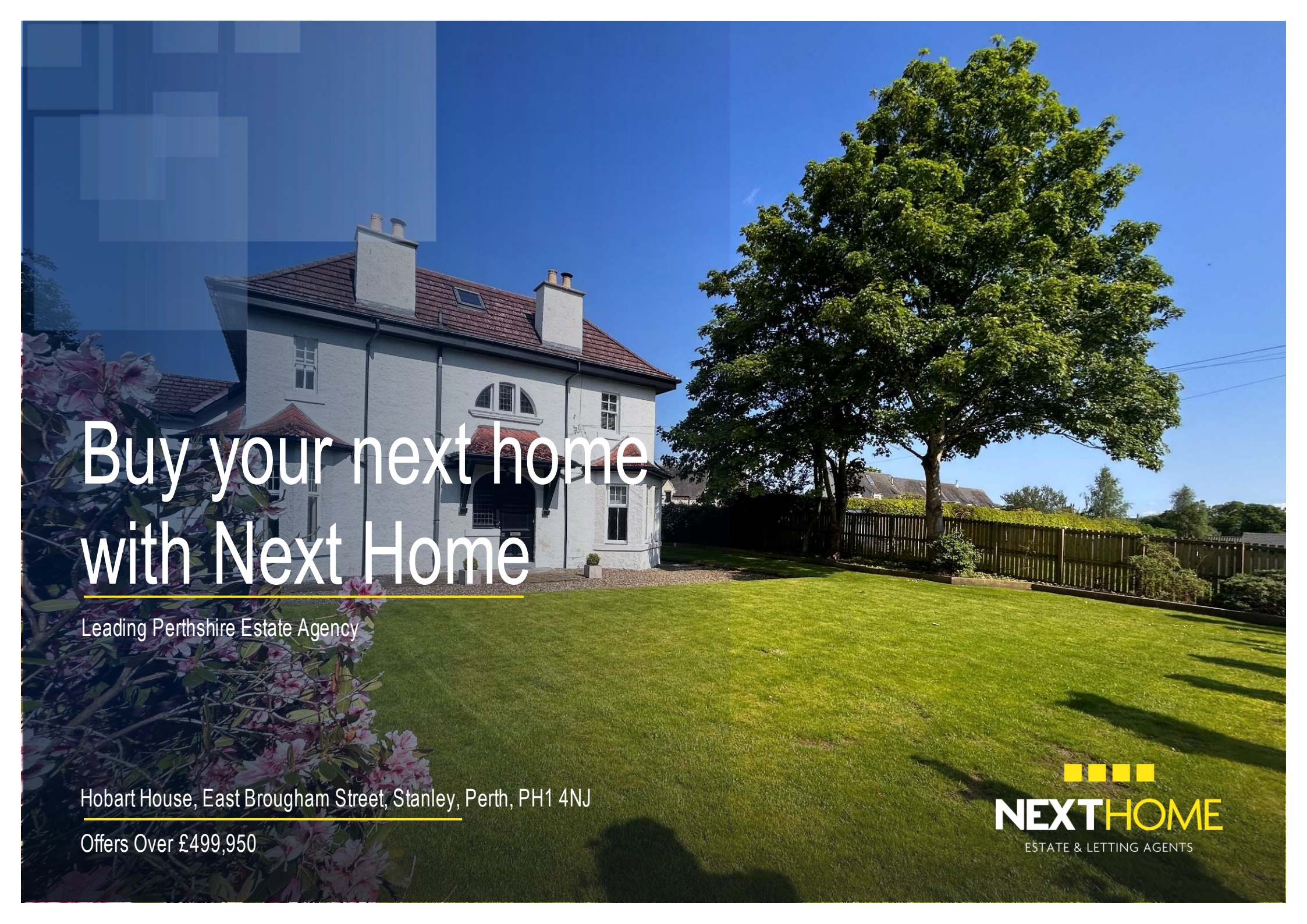




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Hobart House, East Brougham Street, Stanley, Perth, PH1 4NJ

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Buying with Next Home

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

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We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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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

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

- ✓ Rare to the market
- ✓ Versatile accommodation
- ✓ Charming features including stained and arched glass windows
- ✓ Lounge, Sitting room & Dining room
- ✓ 6/7 Bedrooms & 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







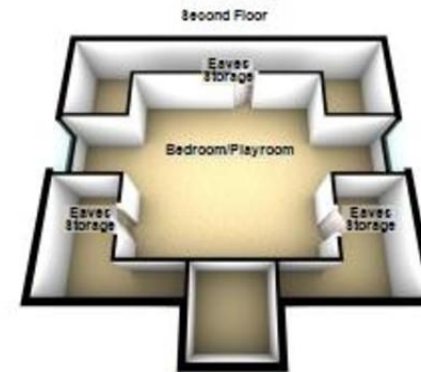








Floorplans



Property Room Sizes

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.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

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47a Atholl Road, Pitlochry..... 01796 54 80 14

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

211 High Street, Auchterarder.....01764 66 36 66

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