



Buy your next home with Next Home

Leading Perthshire Estate Agency

56 Mill Street, Stanley, Perth, PH1 4LZ

Offers Over £110,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

56 Mill Street, Stanley, Perth, PH1 4LZ

Many thanks for your interest in
56 Mill Street, Stanley, Perth, PH1 4LZ.

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 renown 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 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

Next Home are delighted to bring this rare to the market 1 bedroom end-terraced bungalow situated in the sought after area of Stanley.

The property sits on a very generous sized plot which is ideal for the keen gardener or to extend the current property. Set over one level with well presented accommodation comprising: entrance hall with good storage, spacious lounge with space for a variety of free-standing furniture, newly fitted kitchen, a double bedroom with built in wardrobes and a wet room.

There is large wrap-around garden that is mainly laid to lawn for ease of maintenance and has great potential for a garden room, off-street parking or to extend to the property.

Electric heating and double glazing throughout.



Key property features

- ✓ 1 double bedroom
- ✓ Large plot
- ✓ Potential to extend/build
- ✓ Ideal for a first time buyer
- ✓ Ideal for retirement
- ✓ Ideal for a keen gardener
- ✓ Close to local amenities
- ✓ Good walks nearby
- ✓ Close to Perth
- ✓ Chain free



Floorplan





Property Room Sizes

HALL

LOUNGE 16' 4" X 10' 5" (4.98M X 3.18M)

KITCHEN 10' 6" X 7' 9" (3.2M X 2.36M)

BEDROOM 11' 8" X 9' 2" (3.56M X 2.79M)

WET ROOM 6' 3" X 6' 3" (1.91M X 1.91M)

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

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***

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