

A large, single-story house with a tiled roof, a sunroom, and a large lawn. The house is light-colored with a dark tiled roof. A large sunroom with white frames is attached to the front. A large lawn occupies the foreground. A wooden fence is in the background. The sky is blue with some clouds.

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ESTATE & LETTING AGENTS

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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 school, butcher and shops for day-to-day shopping.





Property Summary

We are delighted to bring to the market this immaculately presented 4/5 Bedroom Bungalow with large garden and countryside views situated within a peaceful location in the village of Stanley.

The property offers spacious and recently upgraded accommodation comprising entrance porch with seating area; hall with doors to patio area; large lounge with wood burning stove, doors to the garden and additional doors to the sun room; sun room with wood burning stove and door to the garden; impressive breakfasting kitchen with AGA and Island; dining room; utility room with door to garden and space for appliances; bathroom with Jacuzzi and shower; further contemporary bathroom with feature free standing bath; 4 double bedrooms and attic bedroom with en-suite which is accessed from a spiral stair case in the lounge.

There is triple glazing and LPG heating throughout. The property also benefits from solar panels with Feed In Tariff making it a very economical property to run.

The large garden is predominantly laid to lawn with 2 large paved patio areas, pond, shed, greenhouse and garage.

The property benefits from having lovely open views.



Key property features

- ✓ Deceptively spacious detached bungalow
- ✓ Modern breakfasting kitchen
- ✓ Large lounge with doors to the garden
- ✓ Sun room with doors to garden & wood burning stove
- ✓ Dining room & Utility room
- ✓ 4/5 Double Bedrooms
- ✓ 2 Bathrooms & En-suite shower room
- ✓ Solar Panels with Feed In Tariff, Triple Glazing and LPG Heating
- ✓ Porch with seating area
- ✓ Large garden, pond, shed, greenhouse and garage
- ✓ Quiet location and lovely views













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is peaceful and typical of a middle-class housing estate.

Have a property to sell?

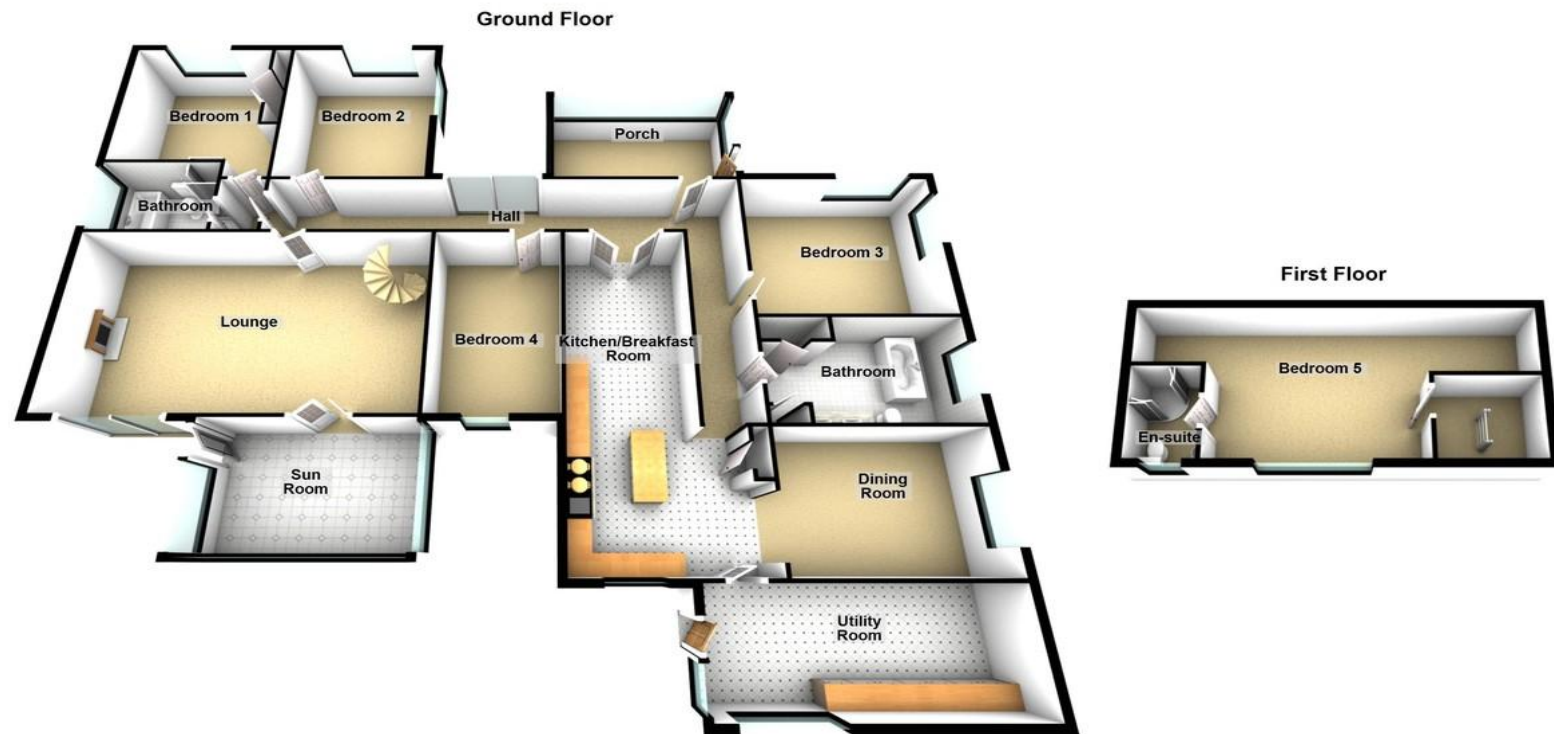
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

ENTRANCE PORCH

14' 0" x 8' 10" (4.27m x 2.69m)

HALL

35' 9" x 22' 1" (10.9m x 6.73m)

LOUNGE

26' 4" x 15' 10" (8.03m x 4.83m)

SUN ROOM

14' 8" x 9' 10" (4.47m x 3m)

BREAKFASTING KITCHEN

25' 1" x 14' 11 (w)" (7.65m x 4.55m)

UTILITY ROOM

13' 7" x 8' 0" (4.14m x 2.44m)

DINING ROOM

11' 2" x 10' 0" (3.4m x 3.05m)

BEDROOM

13' 1" x 13' 0" (3.99m x 3.96m)

BEDROOM

12' 11" x 11' 5" (3.94m x 3.48m)

BEDROOM

14' 3" x 13' 0" (4.34m x 3.96m)

BEDROOM

14' 0" x 8' 5" (4.27m x 2.57m)

BATHROOM

9' 1" x 6' 9" (2.77m x 2.06m)

BATHROOM 2

13' 9" x 7' 6" (4.19m x 2.29m)

ATTIC BEDROOM

26' 3" x 10' 10" (8m x 3.3m)

EN-SUITE SHOWER ROOM

6' 6" x 4' 9" (1.98m x 1.45m)

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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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