

Buy your next home with Next Home

Leading Perthshire Estate Agency

3 Lynton Cottages, Stanley, Perth, PH1 4QQ

Offers Over

■■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

3 Lynton Cottages, Stanley, Perth, PH1 4QQ

Many thanks for your interest with 3 Lynton Cottages, Stanley, Perth, PH1 4QQ.

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

Nestled on the banks of the **River Tay**, the charming village of Stanley offers a perfect blend of rural tranquillity and community spirit. Just a short drive from Perth, Stanley boasts picturesque walks, historic architecture, and a warm village atmosphere.

With excellent local amenities, scenic surroundings, and easy access to major routes, it's an ideal location for families, professionals, and those seeking a peaceful countryside lifestyle.



Property Summary

Next Home Estate Agents are delighted to bring to the market this charming three-bedroom end-terrace bungalow, located just north of the picturesque village of Stanley in Perthshire.

Built in the 1950s by the reputable Stephen Homes, this delightful property offers generous accommodation and sits on a substantial plot, providing both comfort and potential for future development.

The home comprises a welcoming lounge, a bright and spacious kitchen/diner, two well-proportioned double bedrooms, and a comfortable single bedroom. A family bathroom and a practical porch complete the internal layout. The property benefits from oil central heating and double glazing throughout, ensuring warmth and energy efficiency.

Externally, the property enjoys a large, low-maintenance garden, thoughtfully planted and laid with gravel, as well as a driveway leading to a single garage. Two useful sheds provide additional storage, and the sizeable plot offers excellent scope for extension, subject to the necessary permissions.

A large attic presents further potential for storage, adding to the versatility of this already spacious home.

Located close to local amenities and enjoying excellent transport links, this property offers an ideal balance of rural tranquillity and convenience.

This superb bungalow represents a wonderful opportunity for a variety of buyers seeking a well-proportioned home in a peaceful Perthshire setting.



Key property features

- ✓ 3 Bedrooms
- ✓ Garage and driveway
- ✓ Potential to extend
- ✓ Oil central heating
- ✓ Double glazing
- ✓ South facing, low maintenance garden
- ✓ Rural location
- ✓ Large attic
- ✓ Excellent transport links
- ✓ Close to local amenities









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

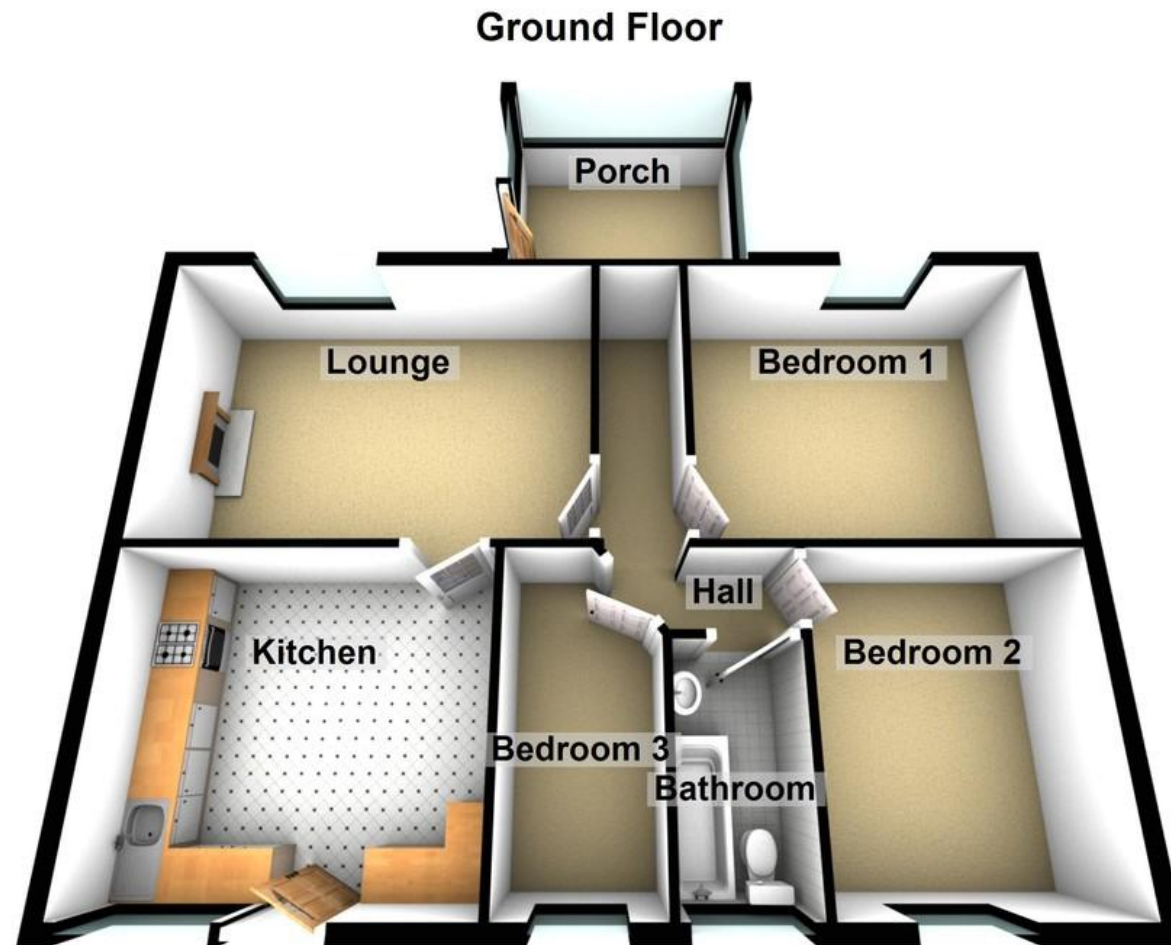
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans



Property Room sizes

KITCHEN/DINER

13' 1" x 11' 9" (3.99m x 3.66m)

LOUNGE

16' 5" x 11' 4" (5m x 3.45m)

BED 1

13' 5" x 11' (4.09m x 3.45m)

BED 2

9' 9" x 12' (2.97m x 3.66m)

BED 3

7' x 12' (2.13m x 3.66m)

BATHROOM

5' 3" x 8' 6" (1.6m x 2.59m)

PORCH

9' 7" x 8' 7" (2.92m x 2.62m)

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:

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