

Buy your next home with Next Home

Leading Perthshire Estate Agency

83 Clunie Way, Stanley, Perth, PH1 4QX

Offers Over £289,950

■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

83 Clunie Way, Stanley, Perth, PH1 4QX

Many thanks for your interest with 83 Clunie Way, Stanley, Perth, PH1 4QX.

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 reknown 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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Located on the banks of the River Tay, Stanley is a welcoming Perthshire village offering a strong sense of community and an excellent balance of rural charm and everyday convenience.

The village provides a range of local amenities including a convenience store, butchers, primary school, GP practice and pharmacy, while nearby Perth is easily reached for a wider choice of shops, leisure facilities and transport connections.

Stanley is surrounded by attractive countryside, riverside walks and outdoor pursuits, including the historic Stanley Mills and scenic woodland trails. Regular bus services and quick access to the A9 make the village ideal for commuters, providing straightforward travel to Perth, Dundee, Inverness and beyond.

With its peaceful setting, family-friendly feel and excellent local facilities, Stanley remains a highly desirable place to live.





Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

We are delighted to bring to the market this impressive four-bedroom detached villa which enjoys a superb position at the end of a quiet cul-de-sac in the heart of the sought-after village of Stanley.

A bright entrance hallway leads into the stylish breakfasting fully fitted kitchen to the front while the rear of the home features a generous open-plan lounge and dining area with direct access to the garden—perfect for modern family living. A downstairs W.C. and internal access to the integral garage add further practicality.

The upper floor offers four double bedrooms, including a well-appointed principal bedroom with en-suite. 2 of the bedrooms feature built-in wardrobes, and a contemporary family bathroom completes the accommodation.

Externally, the property boasts a low-maintenance rear garden with patio and chipped areas, ideal for outdoor relaxing and entertaining.

Ample driveway parking sits to the front, along with the remote-operated integral garage.

Combining modern design, generous space and an excellent village location, this is a standout family home that must be viewed to be fully appreciated.

Solar panels, gas central heating and double glazing throughout.



Key property features

- ✓ 4 bedrooms
- ✓ Ideal family home
- ✓ Countryside views
- ✓ Low maintenance garden
- ✓ Gas central heating
- ✓ Solar panels
- ✓ Sought after area
- ✓ 10 year Premier Guarantee
- ✓ Well presented
- ✓ En-suite shower room













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?

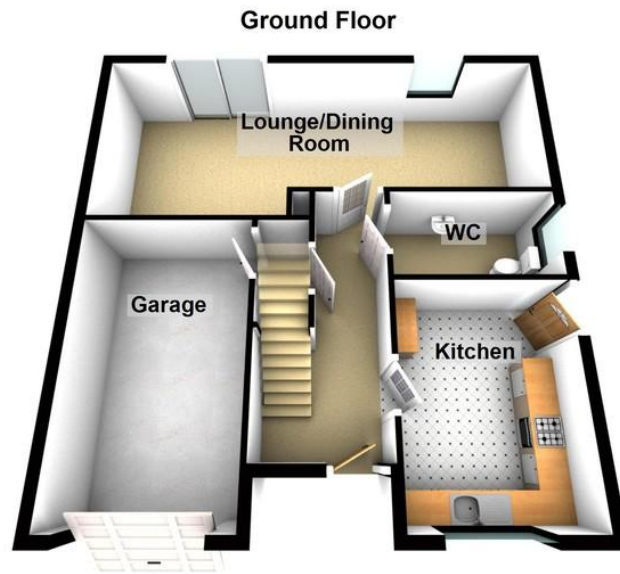
An expert from our local branch will provide you with
the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans



Property Room sizes

HALLWAY

17' 2" x 6' 10" (5.23m x 2.08m)

KITCHEN

14' 11" x 8' 3" (4.55m x 2.51m)

LOUNGE AREA

12' 1" x 10' 8" (3.68m x 3.25m)

DINING AREA

13' 3" x 10' 6" (4.04m x 3.2m)

W/C

7' 10" x 3' 5" (2.39m x 1.04m)

LANDING

11' 1" x 7' 10" (3.38m x 2.39m)

BEDROOM

12' 5" x 11' 2" (3.78m x 3.4m)

ENSUITE

7' 4" x 6' 3" (2.24m x 1.91m)

BEDROOM

12' 5" x 8' 4" (3.78m x 2.54m)

BEDROOM

11' 1" x 8' 6" (3.38m x 2.59m)

BEDROOM

11' 1" x 7' 4" (3.38m x 2.24m)

BATHROOM

7' 1" x 7' 1" (2.16m x 2.16m)

GARAGE

18' 4" x 8' 2" (5.59m x 2.49m)

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