



10 King Street, Stanley, PH1 4ND  
Offers over £162,500

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# 10 King Street Stanley, PH1 4ND

- Traditional villa
- Generous lounge
- Spacious kitchen
- Double glazing
- Convenient location
- 3 bedrooms
- Separate dining area
- Large rear garden
- Wood-burning stove
- Potential for off-street parking

Offering generous accommodation throughout, this traditional 3 bedroom villa enjoys a convenient location within the Perthshire village of Stanley. Boasting it's own large garden to the rear, the property is full of potential and also features double glazing, a wood-burning stove, generous lounge, separate dining area and a generous kitchen.

On the ground floor there is a hallway with stairs to the first floor, a generous lounge with a separate dining area, spacious kitchen and a downstairs bedroom which could be used as a sitting room. On the first floor there is a bathroom and two spacious double bedrooms. The garden to the rear is a great size and very private. It features a long area of lawn, mature trees/shrubs and a potential area for off-street parking.

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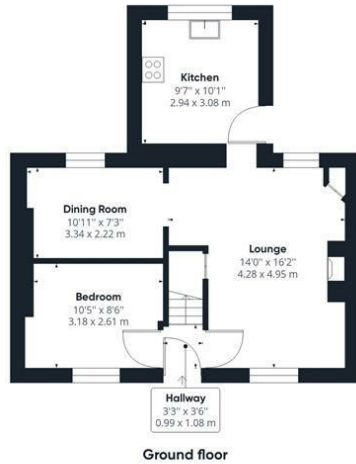


## Location

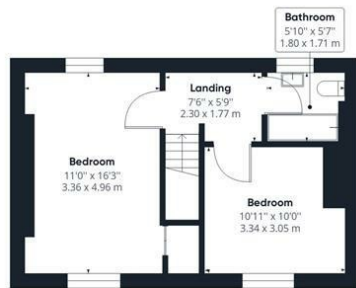
The village of Stanley lies just 6 miles north of the city of Perth. It boasts a number of local amenities including local convenience store, post office, primary school, medical centre and a regular bus service. Road links provide easy access to nearby destinations such as Luncarty, Murthly, Bankfoot and Perth and many pleasant walks can be enjoyed along the banks of the nearby River Tay.







Ground floor



Floor 1

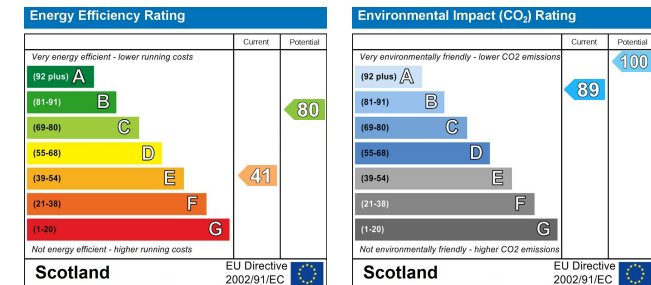
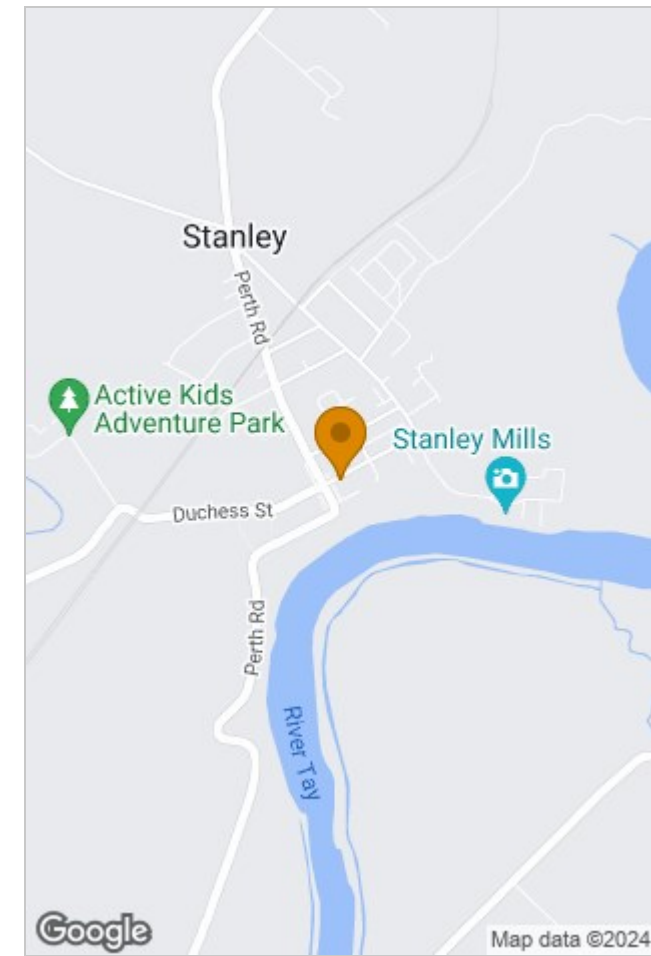


Approximate total area<sup>(1)</sup>  
873.91 ft<sup>2</sup>  
81.19 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

