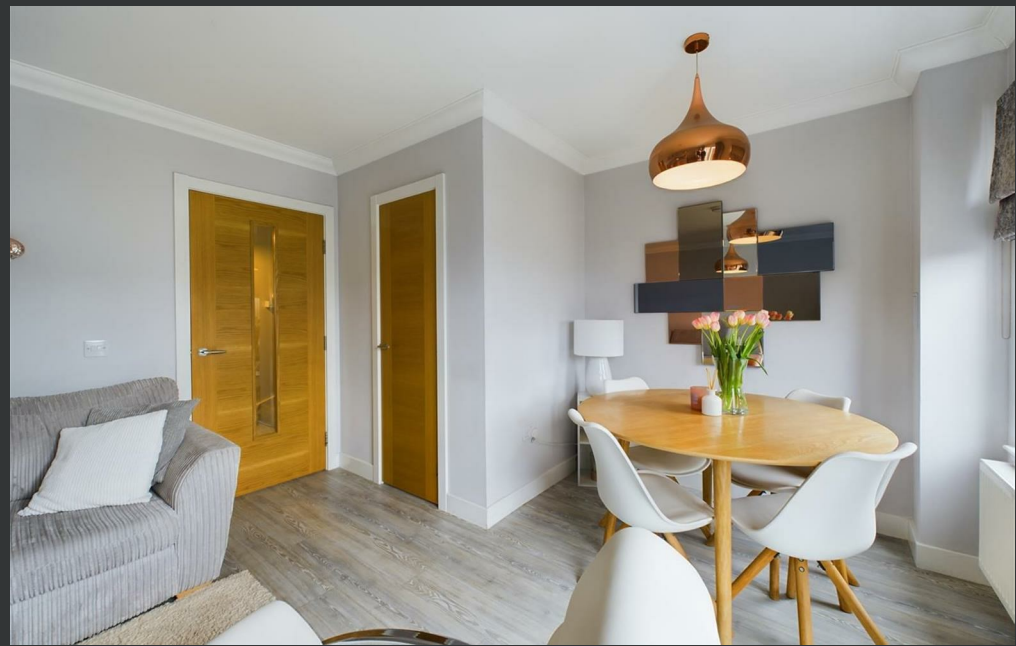




25 Clunie Way, Stanley, PH1 4QX  
Offers over £197,500

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## 25 Clunie Way Stanley, PH1 4QX

- Modern semi-detached villa
- Spacious living room
- Gas central heating
- Generous rear garden
- Very energy efficient
- Three bedrooms
- Stylish kitchen
- Double glazing
- Parking for two cars
- Excellent condition throughout

This stylish 3 bedroom villa is presented in superb condition and boasts light and airy accommodation throughout. Highly energy efficient and benefitting from off-street parking for two cars, this attractive home would suit a range of different buyers and also features gas central heating, double glazing, good storage space and a generous rear garden.

On the ground floor there is an entrance hallway, downstairs WC, breakfasting kitchen and a generous lounge with space for dining and double doors out into the rear garden. Onto the first floor there is a modern bathroom and three bedrooms. To the front of the property there is an area of stone chips and a driveway providing off-street parking. The generous garden to the rear is very private and low maintenance. It features a large area of stone chips and decking with space for outdoor furniture.

Offers over £197,500





## 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.





