



7 Clunie Way, Stanley, PH1 4QX
Offers over £225,000

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7 Clunie Way Stanley, PH1 4QX

- Modern detached villa
- Bathroom, en-suite & WC
- Dining kitchen
- Off-street parking & garage
- Gas central heating
- Three bedrooms
- Spacious living room
- Generous rear garden
- Double glazing
- Ample storage space

Nestled in the charming village of Stanley, this delightful detached home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts a spacious living room and stylish dining kitchen, providing a welcoming area for relaxation and entertaining guests.

The two bathrooms and additional WC are thoughtfully designed, ensuring convenience for all occupants. The property is presented in excellent order, reflecting a high standard of maintenance and care. One of the standout features is the highly energy-efficient design, which not only contributes to a reduced carbon footprint but also helps in keeping utility costs manageable. For those with vehicles, the property offers off-street parking along with a garage, providing ample space for cars and additional storage. The good storage space throughout the house ensures that all belongings can be neatly organised. Step outside to discover a very private rear garden, perfect for enjoying the outdoors in peace. This tranquil space is ideal for gardening enthusiasts or for simply unwinding after a long day.

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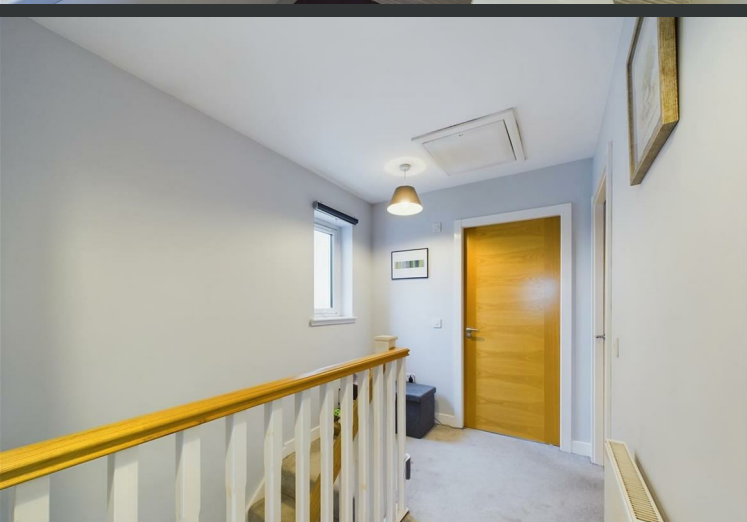
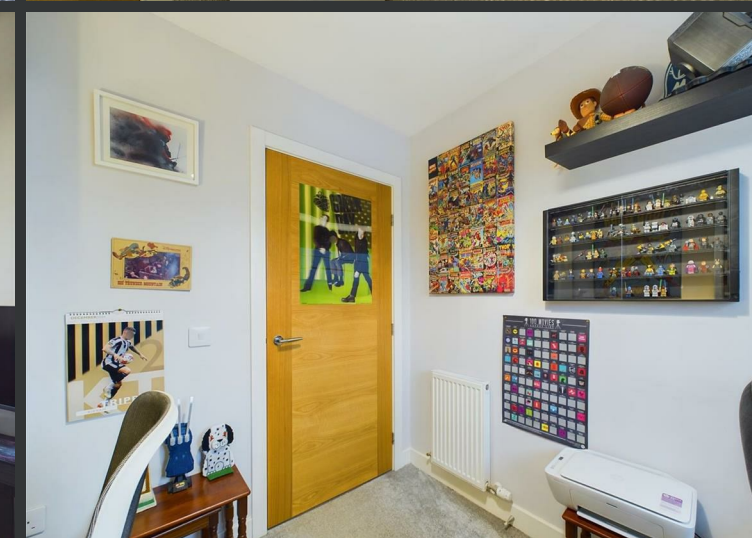


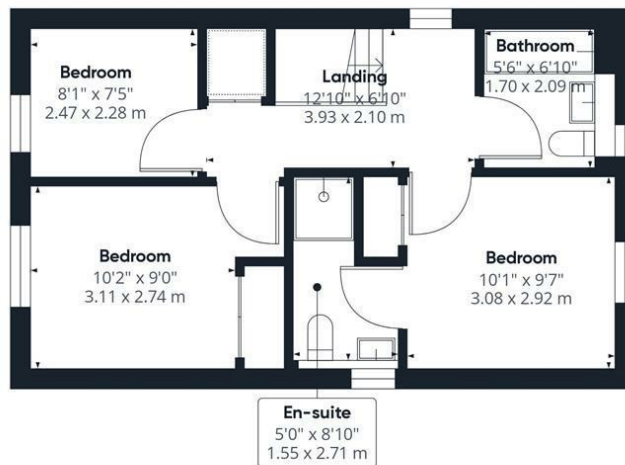
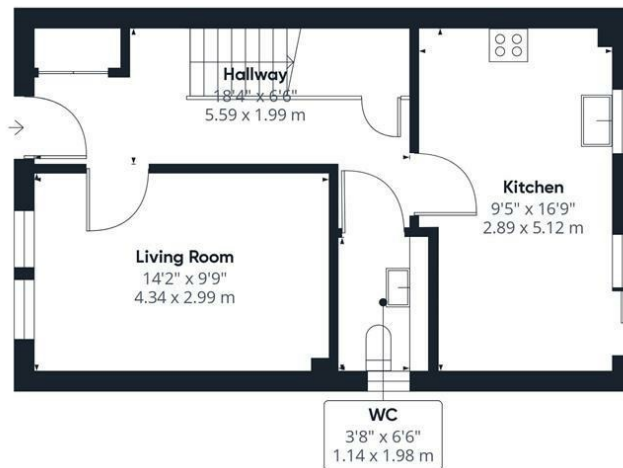


Location

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.







Approximate total area⁽¹⁾

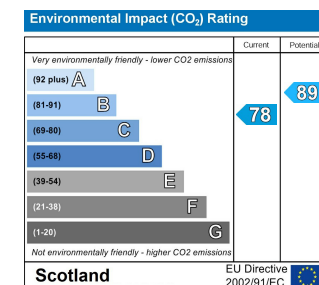
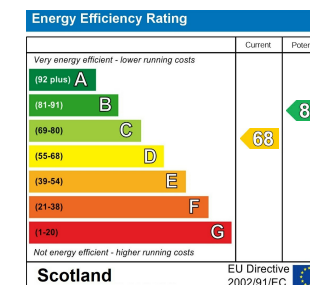
873.06 ft²
81.11 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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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.

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