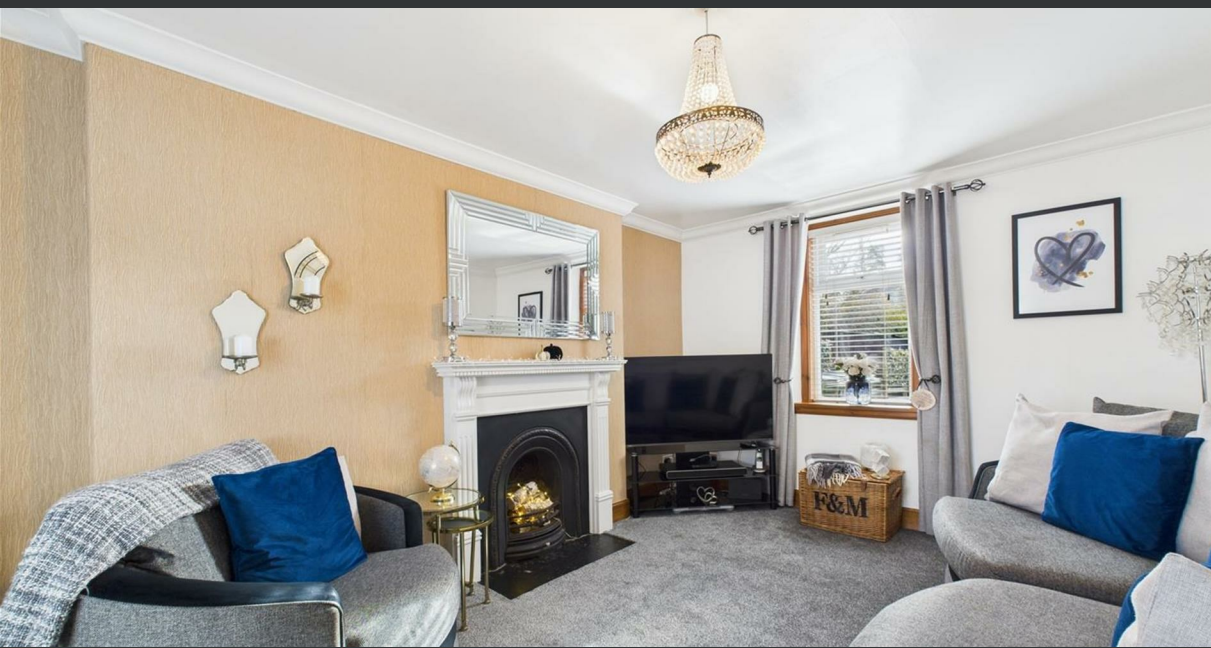




14 King Street, Perth, PH1 4ND
Offers over £180,000



14 King Street Perth, PH1 4ND

- Attractive 2/3 mid-terraced home
- Modern fitted kitchen with skylight
- Generous dining room
- Large enclosed rear garden with patio and lawn
- Peaceful village location with amenities nearby
- Spacious living room
- Stylish bathroom with shower-over-bath
- Tasteful, move-in-ready interiors throughout
- Oil central heating and double glazing
- Perfect for first-time buyers or families

Beautifully presented and full of charm, this versatile 2/3 bedroom mid-terraced cottage on King Street, Stanley combines traditional character with modern style. Set within the heart of this sought-after village, the home offers bright, well-proportioned interiors and a fantastic private garden - ideal for a range of buyers, from first-time homeowners to downsizers.

The ground floor features a welcoming hallway leading into a spacious dual-aspect lounge (formerly a large double bedroom) and a spacious dining/sitting room, complete with tasteful décor, feature lighting, and a beautiful traditional fireplace that creates a warm and inviting atmosphere. The modern kitchen sits to the rear and boasts solid wood units, sleek black worktops, integrated appliances, and a skylight that floods the space with natural light. Upstairs, there are two generous double bedrooms, both freshly decorated and filled with light. The stylish family bathroom is finished with modern fixtures, a shower-over-bath, and neutral tiling for a clean, contemporary feel. Externally, the property benefits from a large, fully enclosed rear garden with a lawn and patio area - perfect for relaxing, entertaining, or enjoying outdoor family time. Unrestricted on-street parking is available to the front. With oil central heating, double glazing, and move-in-ready presentation, this charming cottage offers the perfect blend of comfort, character, and convenience in a peaceful village setting.

Offers over £180,000

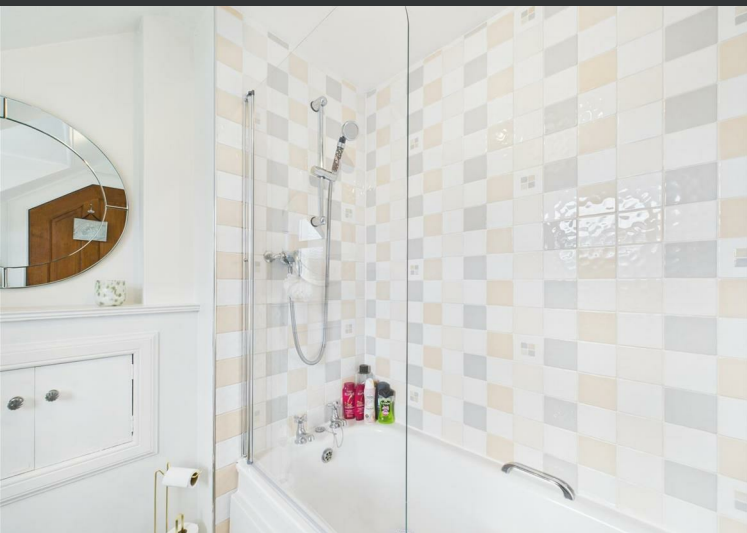




Location

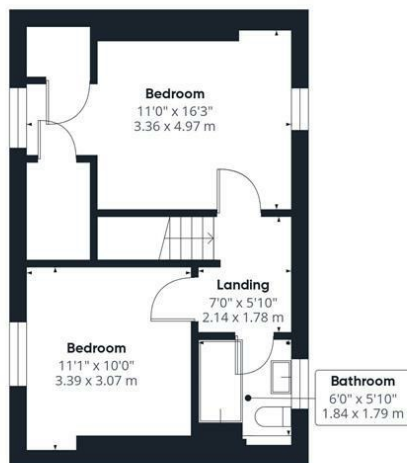
Located in the picturesque village of Stanley, just north of Perth, 14 King Street enjoys a peaceful rural setting with easy access to the city. The village offers a welcoming community atmosphere with a local primary school, village shop, café, and riverside walks along the River Tay. Nearby Perth provides a wide range of shops, restaurants, leisure facilities, and excellent transport links via the A9, connecting easily to Dundee, Stirling, and Edinburgh. Ideal for those seeking a tranquil lifestyle within commuting distance of the city, Stanley combines countryside charm with modern convenience.







Ground floor



Floor 1

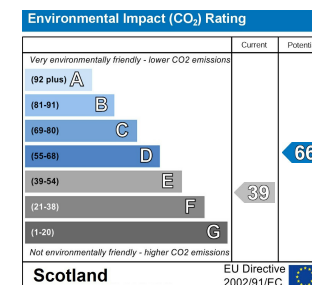
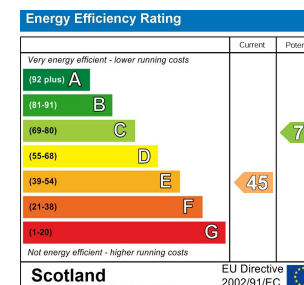
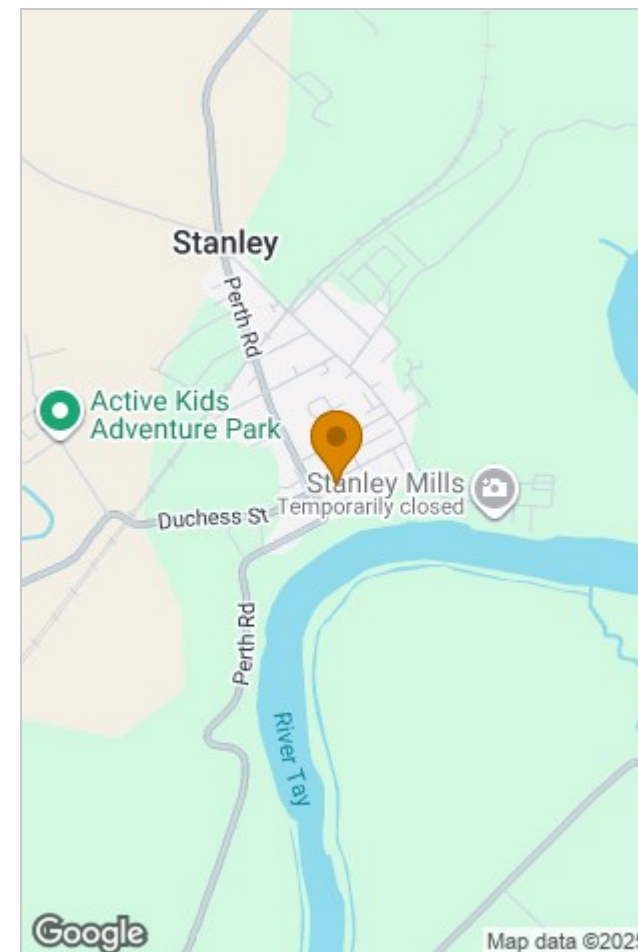


Approximate total area⁽¹⁾
861 ft²
79.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

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