



**Premier  
Properties**  
Perth



## Dunalastair , Perth, PH1 4PP Offers Over £545,000



With spacious living areas bathed in natural light, the property features an open-plan kitchen/dining/living room equipped with high-end NEFF appliances, perfect for entertaining and offering access to the beautifully landscaped garden grounds. Off the kitchen is a convenient utility area, providing practical storage and functionality. A unique round room is the perfect separate lounge, creating a striking focal point that enhances the home's charm. This unique architectural feature provides a cozy reading nook or a perfect spot for enjoying panoramic views of the surrounding landscape. The high ceilings and thoughtfully designed windows fill the space with light, while elegant finishes create a warm and inviting atmosphere. Whether for entertaining or relaxing, this is a delightful retreat that truly sets this home apart.

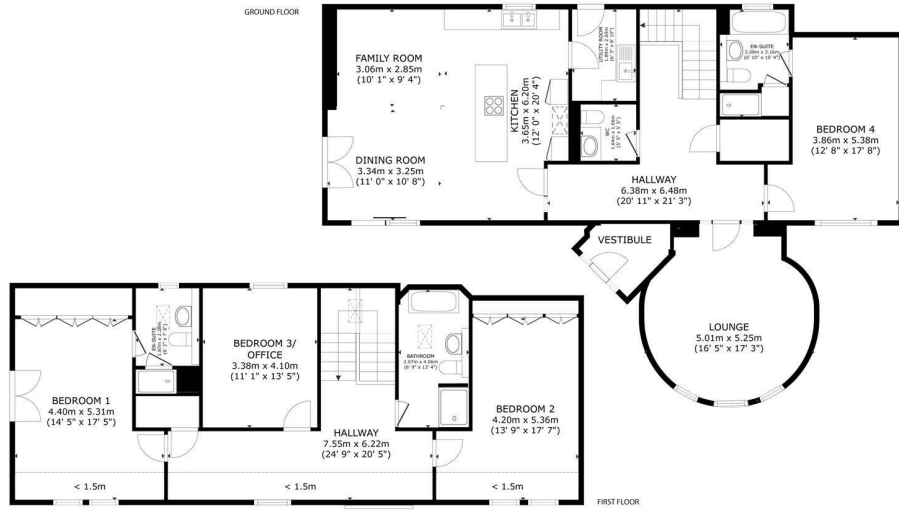
A fantastic sized main bedroom located on the lower level offers ample storage space and access to a well-appointed ensuite bathroom, this lower-level bedroom ensures comfort and convenience. The W.C. on the lower level adds a practical touch to the home, offering convenience for guests and residents alike. This well-appointed space features modern fixtures and tasteful finishes. Heating is offered via under floor heating.

The welcoming entrance hall features beautiful walnut wood flooring that seamlessly extends throughout, guiding you to the upper level of the property. The upper level of the property boasts three spacious bedrooms, one of which ensuite along with a family bathroom with under floor heating.

Without a doubt, the main feature of this property is the stunning, easily maintainable private garden grounds, which span 1 acre. The garden gently descends to the banks of the River Tay, providing a perfect spot for fishing. A driveway allows parking for a number of cars which leads to a double garage benefitting from a floored attic space.

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, butchers, primary school, pharmacy, 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.

- 4 Bedroom Steading
- Situated on the banks of the River Tay
- Unique blend of modern luxury and picturesque views
- Under floor heating
- Equipped with high-end NEFF appliances
- Easily maintainable private garden grounds, which span 1 acre



**Dunalastair, Stanley, PH1 4PP**

GROSS INTERNAL AREA  
 FLOOR 1 126.2 sq.m. (1,358 sq.ft.) FLOOR 2 88.6 sq.m. (954 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 12.3 sq.m. (141 sq.ft.)  
 TOTAL : 214.8 sq.m. (2,312 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		84	(92 plus) A		79
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	73	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	



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