



**Premier
Properties**
Perth



The Rockery Perth Road, Perth, PH1 4PW

Offers Over £489,950

 5  3  2  D

Ground Floor:

A welcoming entrance hall leads to a formal living room featuring a charming fireplace, and a separate sitting room for more relaxed gatherings. The modern kitchen/diner, complete with a stunning bay window, provides delightful views over the garden grounds. An additional kitchen/utility room offers further functionality.

The ground floor also comprises three well-proportioned bedrooms, one of which benefits from an en-suite. A contemporary shower room, a versatile office/bedroom five, and a separate W.C. complete this level.

Upper Floor:

The upper level hosts a generously sized double bedroom with a sleek modern en-suite bathroom.

The property boasts excellent storage solutions throughout, adding to its practicality and appeal.

Externally, the property sits on an extensive plot, predominantly laid to lawn, providing a sense of openness and space. Multiple patio areas create ideal spots for relaxation and outdoor entertaining during the summer months. Ample off-street parking is available via a generous driveway that can accommodate several vehicles.

A notable feature is the full-length basement, extending across the entire footprint of the property, offering exceptional storage or development potential.

The Rockery enjoys a truly enviable position on the banks of the River Tay, boasting breathtaking and uninterrupted views. The current owners have thoughtfully created a relaxation terrace to fully appreciate the natural beauty and tranquility of the surroundings.

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.

- 5 spacious bedrooms
- 3 modern bathrooms
- Riverside views over the River Tay
- Substantial sized plot
- Ideal family home
- Close to local amenities
- Easy access to transport
- Viewing highly recommended
- Ample living space



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(38-54) E		(38-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Scotland			
EU Directive 2002/91/EC			
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(38-54) E		(38-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not environmentally friendly - higher CO ₂ emissions			
Scotland			
EU Directive 2002/91/EC			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.