



**Premier
Properties**
Perth



63a Mill Street, Perth, PH1 4NT

Offers Over £259,950

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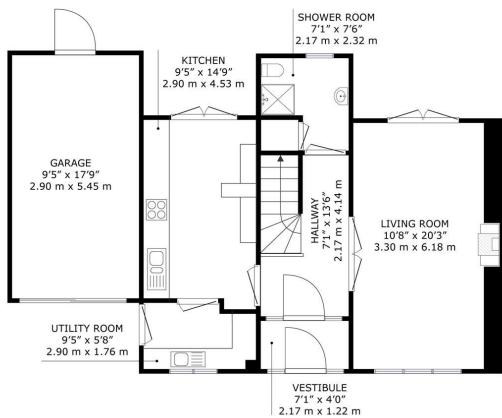
Beautifully presented throughout, this property offers the perfect family home, boasting spacious and versatile accommodation. The ground floor comprises a welcoming entrance hall, an impressive open-plan living and dining room with direct access to the rear garden, a contemporary kitchen complete with integrated appliances, a useful utility room, and a stylish downstairs bathroom.

Upstairs, there are three generously sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom and excellent built-in storage complete the upper level. The property further benefits from oil-fired central heating and double glazing throughout.

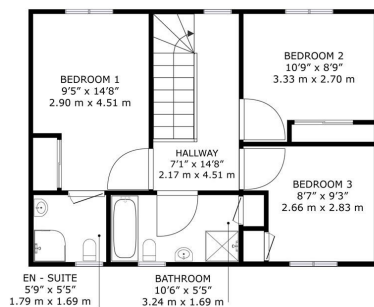
Externally, the home enjoys off-street parking via a private driveway leading to the garage, there is also two further parking spaces to the rear that pertain to the property. The fully enclosed rear garden is mainly laid to lawn with a patio area — ideal for outdoor dining and relaxation during the warmer months.

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.

- 3 spacious bedrooms
- 3 modern bathrooms
- Close to local amenities
- Easy access to transport links
- Ideal for families
- Viewing highly recommended
- Quiet and friendly area
- Sizeable Plot
- Beautifully presented & maintained throughout



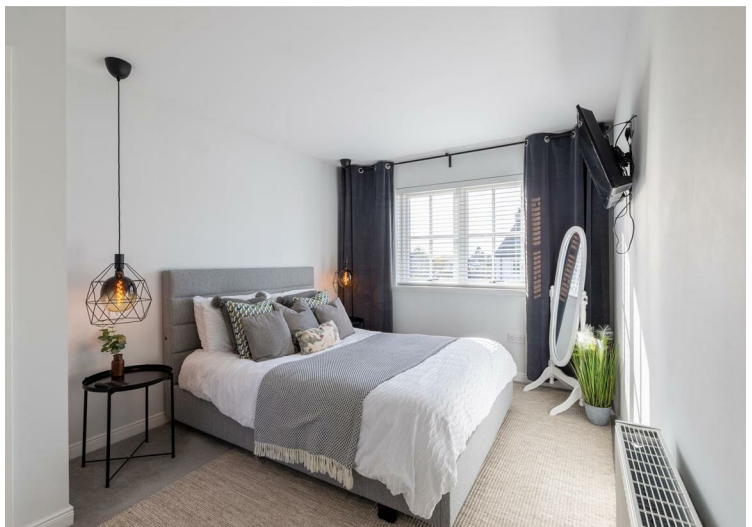
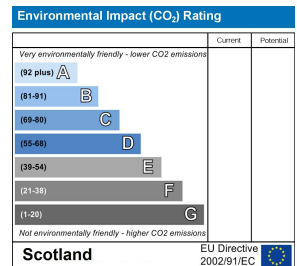
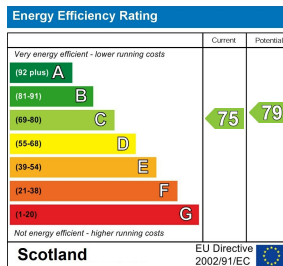
GROUND FLOOR



FIRST FLOOR

63a Mill Street Stanley, Perth, PH1 4NT

GROSS INTERNAL AREA
GROUND FLOOR : 588 sq. ft, 54.6 m², FIRST FLOOR : 520 sq. ft, 48.3 m², GARAGE : 170 sq. ft, 15.8 m²
TOTAL: 1278 sq. ft, 118.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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