

Simple Approach



56 Perth Road, Perth  
PH1 4PB

Offers over £331,000

Beautifully finished, breath-taking scenery and stunning attention to detail, just a few words that encapsulate the feel of this outstanding detached family home on Perth Road, Stanley. This property offers incredibly versatile accommodation across two floors, with sprawling landscape garden and just a short distance from all local amenities in the village and in Perth City Centre. Perth Road comes to the market excellent condition having been kept to a high standard throughout by the present owners comprising of; a sizable stylish kitchen, a beautiful dining room, a bright and spacious family room, sunroom, a downstairs bedroom with an ensuite and a further family bathroom. Upstairs the property enjoys a further two generous bedrooms both of which have ensuite shower rooms. The current owners currently use part of the house for Airbnb which roughly brings in £8000 per year. The annex section of the house consists of a modern fitted kitchen, sizable lounge, a sitting room and a bedroom with an ensuite shower room. This stunning home is the ideal purchase for any growing family or mature couple looking for a well located property with ample living space throughout along with being set upon an impressive plot of land, viewing is absolutely essential to appreciate the overall size, excellent location and stunning property on offer here at Perth Road, Stanley.

**Front Hall**

10'2" x 3'7" (3.1 x 1.1)

**Bedroom**

8'2" x 10'5" (2.5 x 3.2)

**Ensuite**

6'6" x 3'3" (2 x 1)

**Lounge**

15'8" x 11'9" (4.8 x 3.6)

**Sun Room**

7'6" x 19'8" (2.3 x 6)

**Bathroom**

6'2" x 10'2" (1.9 x 3.1)

**Upstairs Bedroom**

3'3" x 10'9" (1 x 3.3)

**Ensuite**

4'7" x 6'10" (1.4 x 2.1)

**Upstairs Bedroom**

6'6" x 11'1" (2 x 3.4)

**Ensuite**

5'10" x 13'1" (1.8 x 4)

**Upstairs Hallway**

9'10" x 3'7" (3 x 1.1)

**Dining Room**

11'1" x 16'0" (3.4 x 4.9)

**Kitchen**

10'5" x 13'1" (3.2 x 4)

**Airbnb Cozy**

13'1" x 5'10" (4 x 1.8)

**Airbnb Lounge**

18'4" x 8'10" (5.6 x 2.7)

**Airbnb Kitchen**

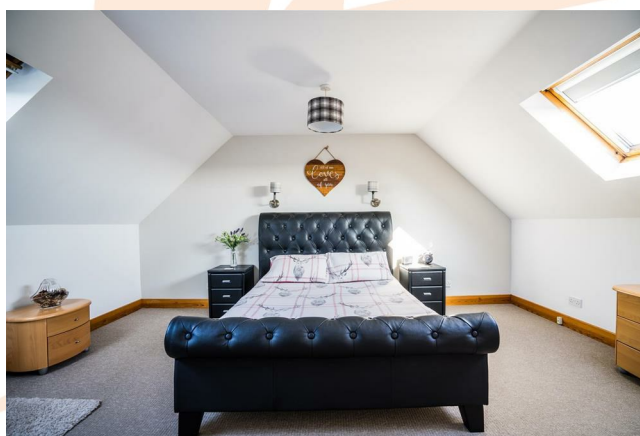
8'10" x 6'2" (2.7 x 1.9)

**Airbnb Bedroom**

14'5" x 16'4" (4.4 x 5)

**Airbnb Ensuite**

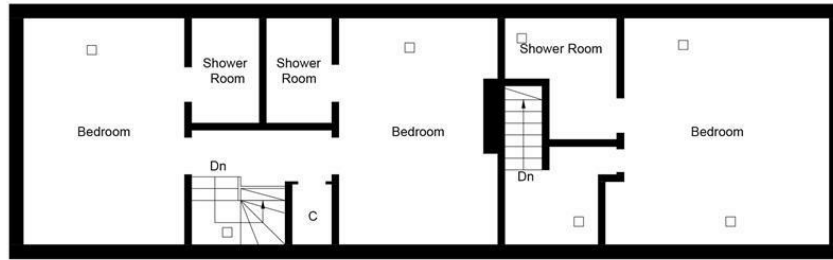
7'10" x 7'10" (2.4 x 2.4)



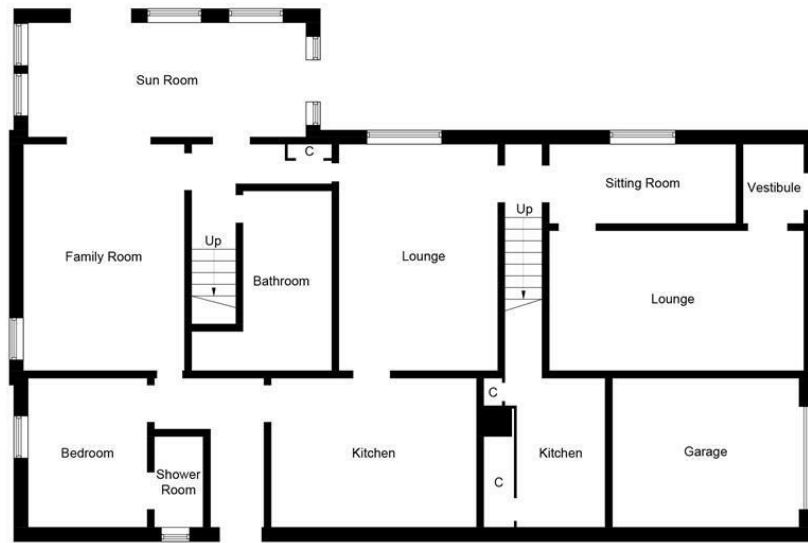


- Impressive Detached House
- Ample Living Space Throughout
- Highly Sought After Location
- Airbnb Potential - Currently Brings In Roughly £8000 Per Year But Could Be A Lot More If Diary Open All Year
- Stylish Interior
- Substantial Private Rear Garden
- Four Generous Bedrooms All With Ensuite Shower Rooms (x1 Bedroom In The Annex)
- Space Heating - LPG Fired Boiler
- Garage & A Driveway For 4 Cars

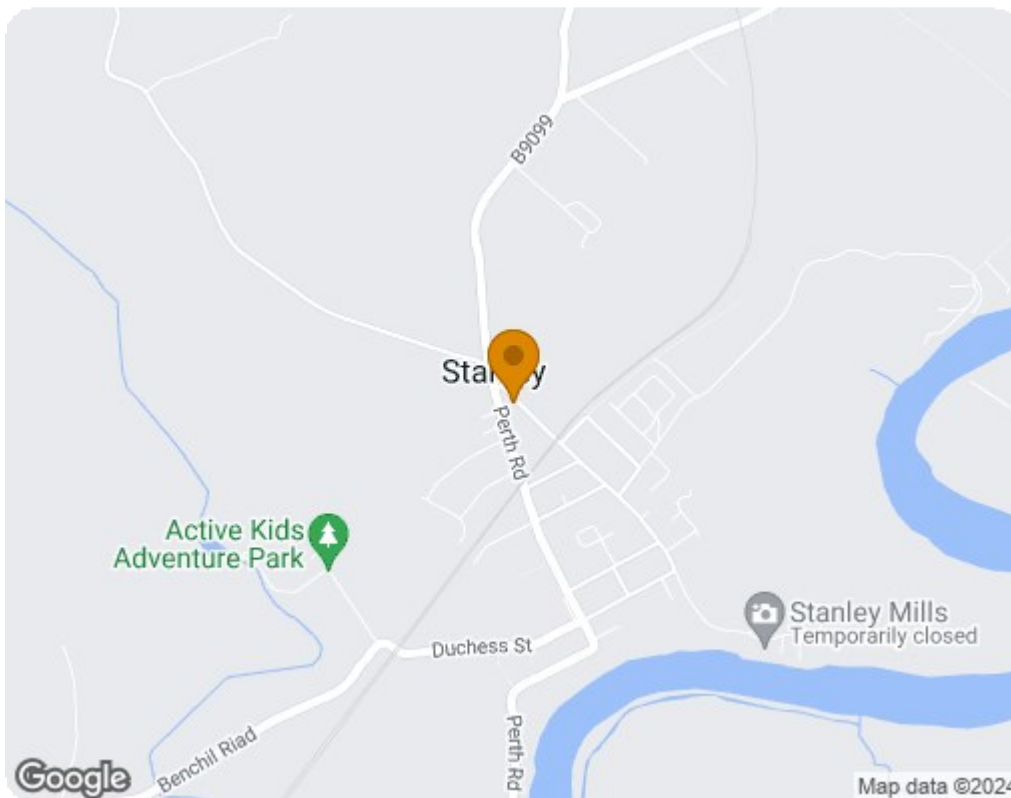




First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>37</b>	
(1-20) <b>G</b>		<b>61</b>
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>57</b>	<b>75</b>
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC