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28 King Street, Stanley, Perth, PH1 4ND

Offers Over £200,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

28 King Street, Stanley, Perth, PH1 4ND

Many thanks for your interest with 28 King Street, Stanley, Perth, PH1 4ND.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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No obligation
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First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Nestled on the banks of the River Tay, the picturesque village of Stanley offers a wonderful blend of rural charm, scenic beauty and everyday convenience. Surrounded by some of Perthshire's most stunning countryside, Stanley is an attractive choice for those seeking a peaceful village lifestyle while remaining within easy reach of Perth city centre.

The village has a strong community spirit and provides a range of local amenities, including a convenience store, café, village hall, primary school and other useful services. Perth is approximately 7 miles away, providing an extensive selection of shops, restaurants, leisure facilities, schools and professional services, while excellent road links make commuting throughout Perthshire and beyond straightforward.

Outdoor enthusiasts are particularly well catered for, with the River Tay, woodland walks and surrounding countryside providing superb opportunities for walking, cycling, fishing and wildlife watching. The nearby Stanley Mills, a fascinating former cotton mill on the banks of the Tay, is a notable local landmark and an important part of the village's industrial heritage.

The wider area offers an abundance of attractions, including the magnificent Dunkeld and Birnam, Scone Palace, the Hermitage at Dunkeld and Loch of the Lowes Nature Reserve. Perthshire's renowned golf courses, scenic trails and outdoor pursuits are also easily accessible.

With its beautiful riverside setting, historic character, excellent access to Perth and abundance of countryside activities, Stanley offers an appealing lifestyle for families, couples and those looking to enjoy the best of rural Perthshire without being isolated from the amenities of the city.





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Property Summary

Next Home Estate Agents are delighted to present this charming and characterful two bedroom semi-detached villa, quietly positioned within the popular village of Stanley. Combining traditional features with contemporary touches, this distinctive home offers well-proportioned accommodation, excellent outdoor space and a wealth of useful additional storage.

The ground floor comprises a welcoming entrance hall, bright dining room with feature fireplace and wood-burning stove, a well-equipped kitchen and an impressive south-facing conservatory/lounge. The conservatory is a particular highlight, enjoying excellent natural light, a feature media wall and French doors opening directly onto the rear garden, creating a wonderful space for relaxing and entertaining. A modern family bathroom completes the ground floor.

Upstairs, there are two spacious double bedrooms, with the principal bedroom enjoying lovely open views and direct access to a useful Jack and Jill wardrobe/storage area. The second bedroom benefits from dual-aspect windows, while the landing features an attractive stained-glass thistle window and hatch access to the attic.

The property retains a number of attractive original features, successfully complemented by modern improvements. Further benefits include oil-fired central heating and double glazing throughout.

Externally, the enclosed garden grounds offer an excellent degree of privacy, with areas of lawn and gravel, mature planting and a dedicated barbecue and seating area, providing an ideal setting for summer entertaining. A delightful summer house with power and lighting offers further versatile outdoor space. A private side driveway provides off-street parking for multiple vehicles.

A particularly useful feature is the cellar, accessed from the hallway and benefiting from power, lighting and direct access to the garden. Offering excellent storage, it could also provide an ideal workshop, utility or hobby space, subject to requirements.

Stanley offers a range of local amenities, including shops, schooling and everyday services, while Perth is easily accessible by road. Combining character, versatility and a peaceful village setting, this appealing home represents an excellent opportunity for a wide range of purchasers. Early viewing is highly recommended.



Key property features

- ✓ 2 Double Bedrooms
- ✓ Jack & Jill Wardrobe
- ✓ Large lounge/conservatory
- ✓ Family bathroom
- ✓ Large basement area
- ✓ Large, enclosed garden
- ✓ Off-street parking
- ✓ Double glazing
- ✓ Oil fired central heating
- ✓ Close to local amenities & schooling















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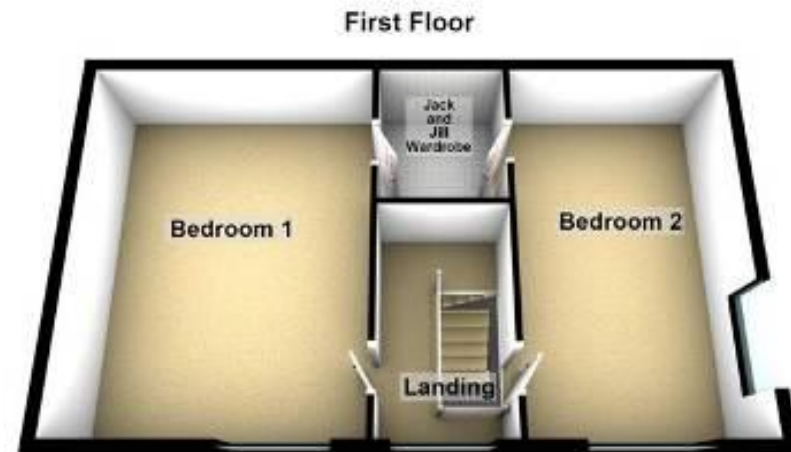
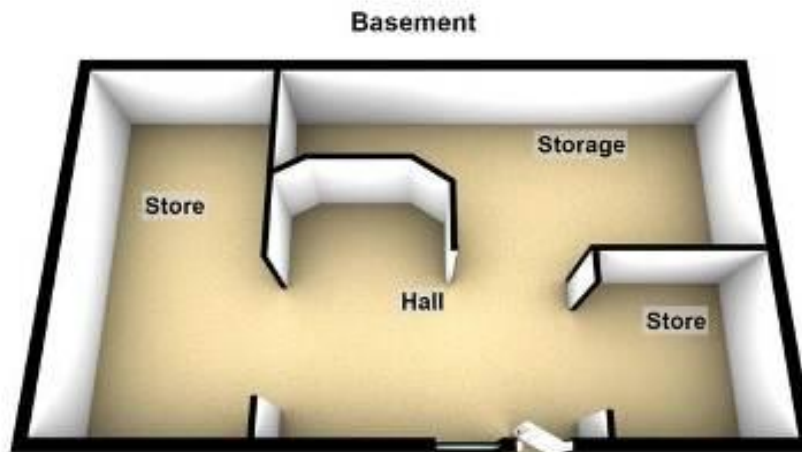
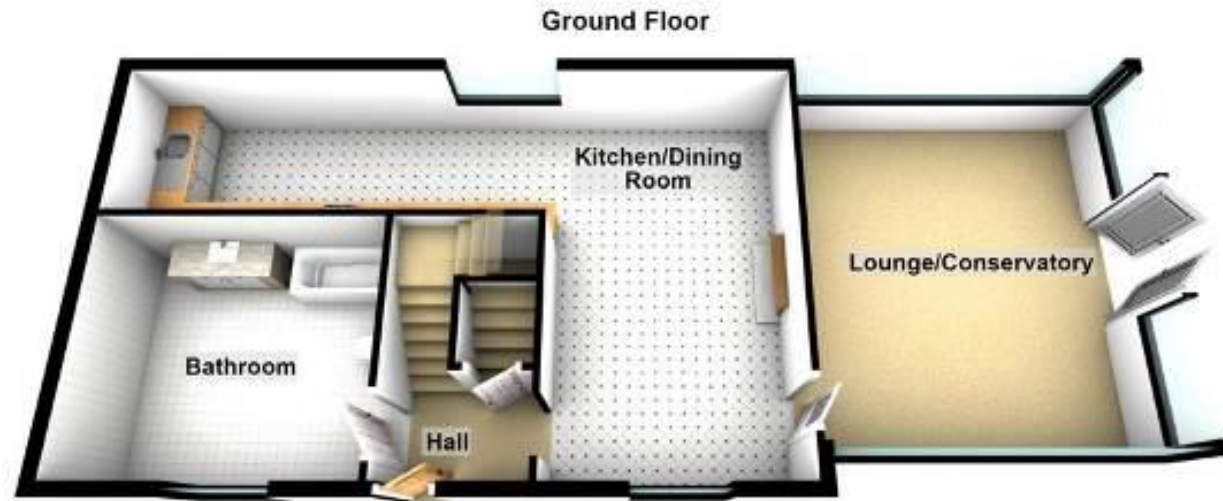
An expert from our local branch will provide you with
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Floorplans





Property Room Sizes

ENTRANCE HALL

6' 2" x 5' 6" (1.88m x 1.7m)

DINING ROOM

14' 9" x 8' 9" (4.5m x 2.69m)

KITCHEN

16' 2" x 5' 8" (4.95m x 1.73m)

LOUNGE/CONSERVATORY

15' 10" x 14' 4" (4.85m x 4.39m)

BATHROOM

9' 6" x 11' 10" (2.92m x 3.61m)

LANDING

6' 0" x 4' 7" (1.83m x 1.42m)

BEDROOM 1

14' 9" x 9' 6" (4.52m x 2.9m)

BEDROOM 2

14' 9" x 8' 9" (4.52m x 2.69m)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

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