

26 Kinnaber Drive, Stanley, PH1 4FJ

Offers over £310,000

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Let us be silent that we
may hear the whisper of God



26 Kinnaber Drive
Stanley, PH1 4FJ

Offers over £310,000

- Four bedroom detached home
- Contemporary dining kitchen
- Qualifies for the First Home Fund
- Presented in excellent condition
- Plentiful parking and driveway
- Spacious front living room
- French doors to garden
- Spacious ground floor WC
- Modern family bathroom
- Low maintenance garden grounds

An immaculate, 15-month-old four-bedroom detached home in Stanley, benefiting from over £20,000 of premium upgrades and offering a significant saving against current developer prices. Featuring a spacious dining kitchen, en-suite main bedroom, garage, driveway parking for three vehicles and a beautifully landscaped, low-maintenance rear garden with a raised patio, premium awning and stunning views over the Perthshire countryside. A fantastic turn-key home with remaining Muir Homes and NHBC warranty cover.
















Location

Kinnaber Drive is situated within the popular Perthshire village of Stanley, around six miles north of Perth and well placed for access to the city and surrounding countryside. The village provides a range of everyday amenities and has its own primary school, while regular bus services connect Stanley with Perth. Stanley also sits close to the River Tay and historic Stanley Mills, adding to the area's character and recreational appeal. Perth offers a wider selection of shopping, leisure and transport facilities, making Stanley a convenient base for those looking for village surroundings while remaining within easy reach of the city.



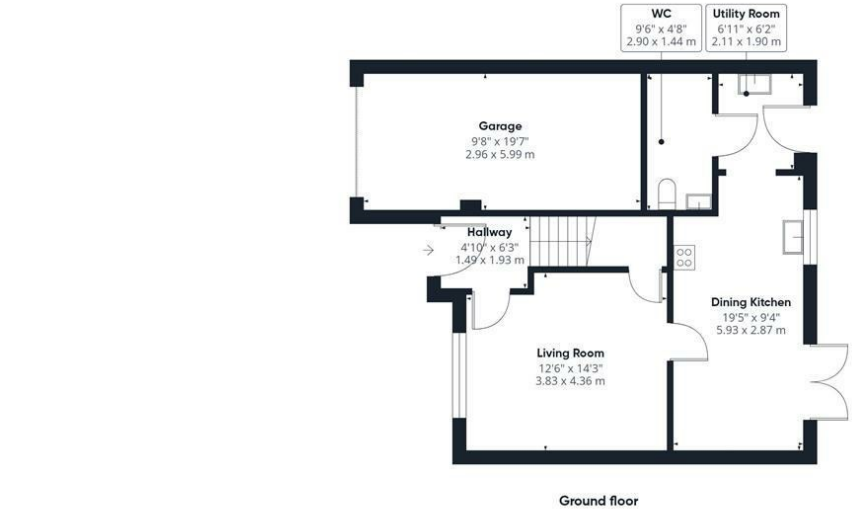


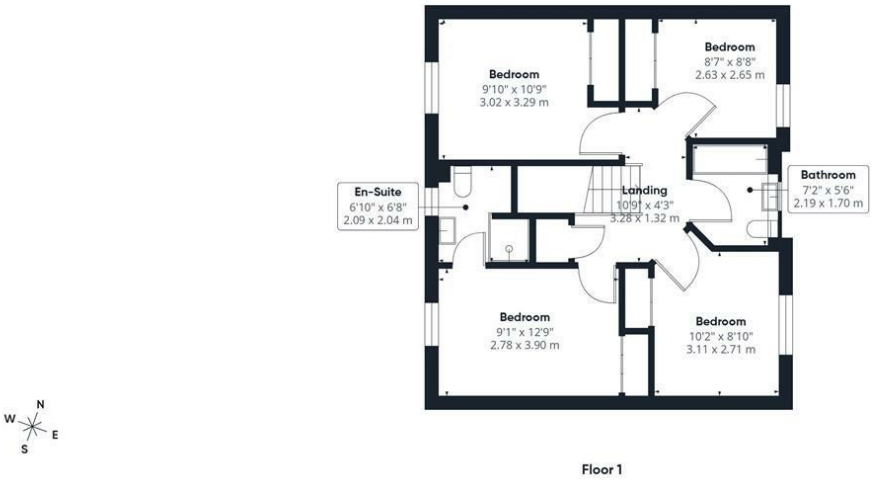












Approximate total area(1)

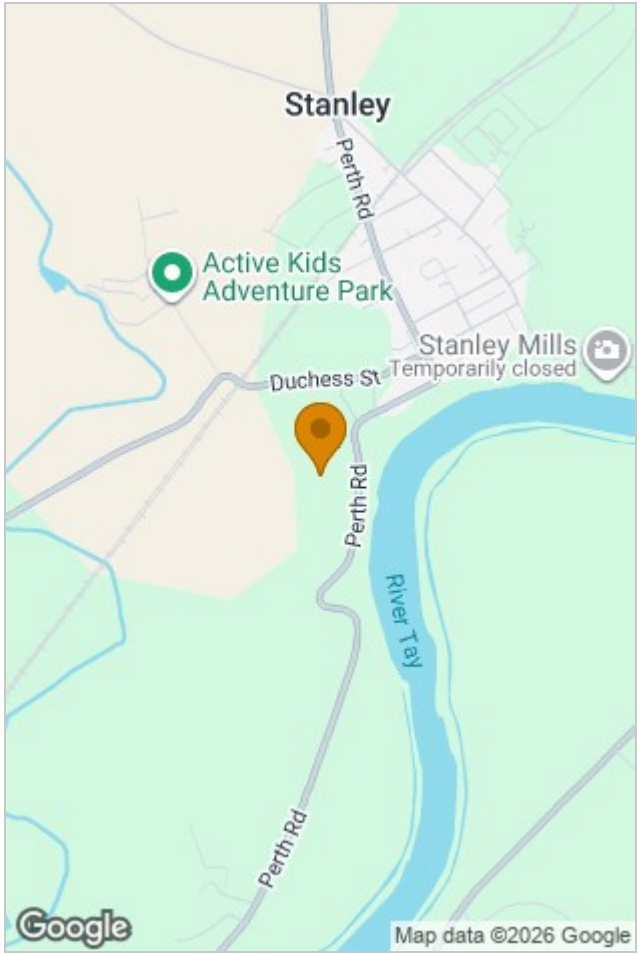
1280 ft²

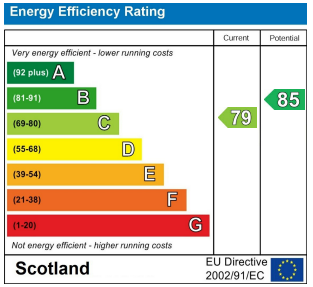
118.7 m²

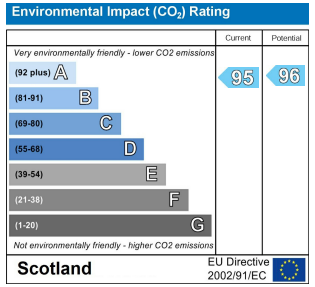
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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