

Simple Approach



Estate Agents



**1 Millbank, Perth
PH1 4PE**

Offers over £294,950

Situated within the sought-after location of Stanley, this well-presented end-terraced house offers spacious and versatile accommodation arranged over two floors, complemented by a generous plot and beautiful garden grounds. Full of character and charm, the property provides an excellent opportunity for families looking for a comfortable home with plenty of living space.

The ground floor welcomes you into the property with a bright entrance hallway leading to a stylish kitchen, spacious lounge and separate dining room. A lovely conservatory provides additional living space and enjoys views across the garden grounds. The ground floor further benefits from a well-proportioned bedroom, shower room and family bathroom, offering excellent flexibility for families, guests or those seeking accommodation on one level.

Upstairs, there are three further bedrooms, including two generous double bedrooms and a single bedroom, providing ample space for a growing family, home office or guest accommodation.

Externally, the property sits within a generous plot with beautifully maintained garden grounds, offering plenty of outdoor space to enjoy and further enhancing the appeal of this charming family home. Oil-fired central heating completes the accommodation.

A fantastic family home in a desirable Stanley location, this property combines character, spacious accommodation and attractive garden grounds, making it an excellent opportunity for a wide range of buyers.

Kitchen

12'0" x 11'6" (3.67 x 3.52)

Lounge

10'6" x 14'0" (3.22 x 4.27)

Conservatory

8'10" x 12'5" (2.71 x 3.79)

Dining Room

15'8" x 11'6" (4.78 x 3.51)

Downstairs Bedroom

11'5" x 13'7" (3.49 x 4.16)

Shower Room

8'7" x 4'0" (2.62 x 1.23)

Bathroom

6'11" x 7'1" (2.12 x 2.16)

Bedroom One - Upstairs

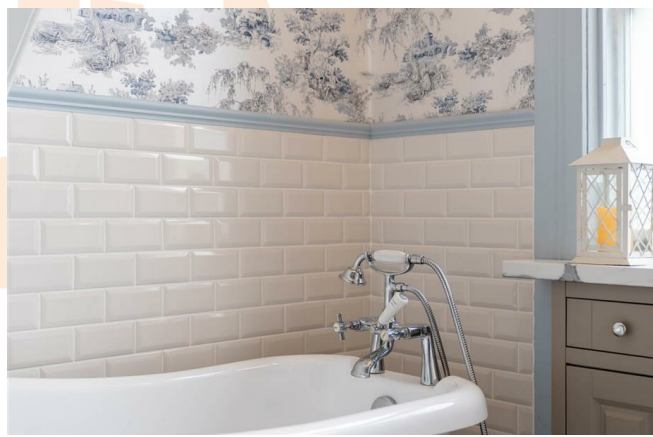
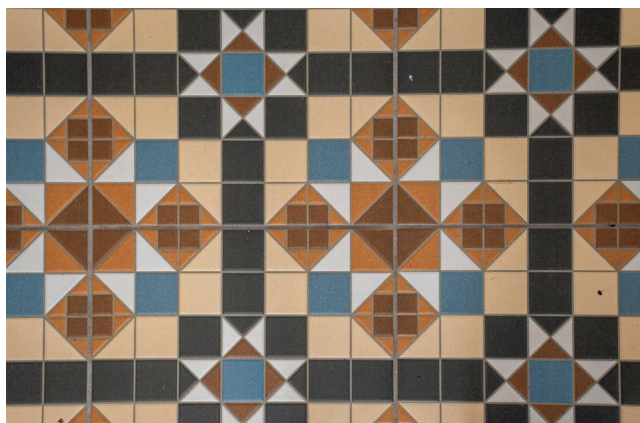
12'9" x 17'4" (3.91 x 5.29)

Bedroom Two - Upstairs

12'11" x 17'1" (3.96 x 5.23)

Bedroom Three - Upstairs

7'1" x 8'1" (2.18 x 2.47)





- Well-Presented End-Terraced Family Home NO ONWARD CHAIN
- Stylish Kitchen
- Additional Conservatory
- Ideal Family Home
- Highly Sought-After Stanley Location
- Bright And Spacious Lounge
- Four Bedrooms Including One Generous Ground Floor Bedroom
- Spacious Accommodation Over Two Floors
- Separate Dining Room
- Oil-Fired Central Heating



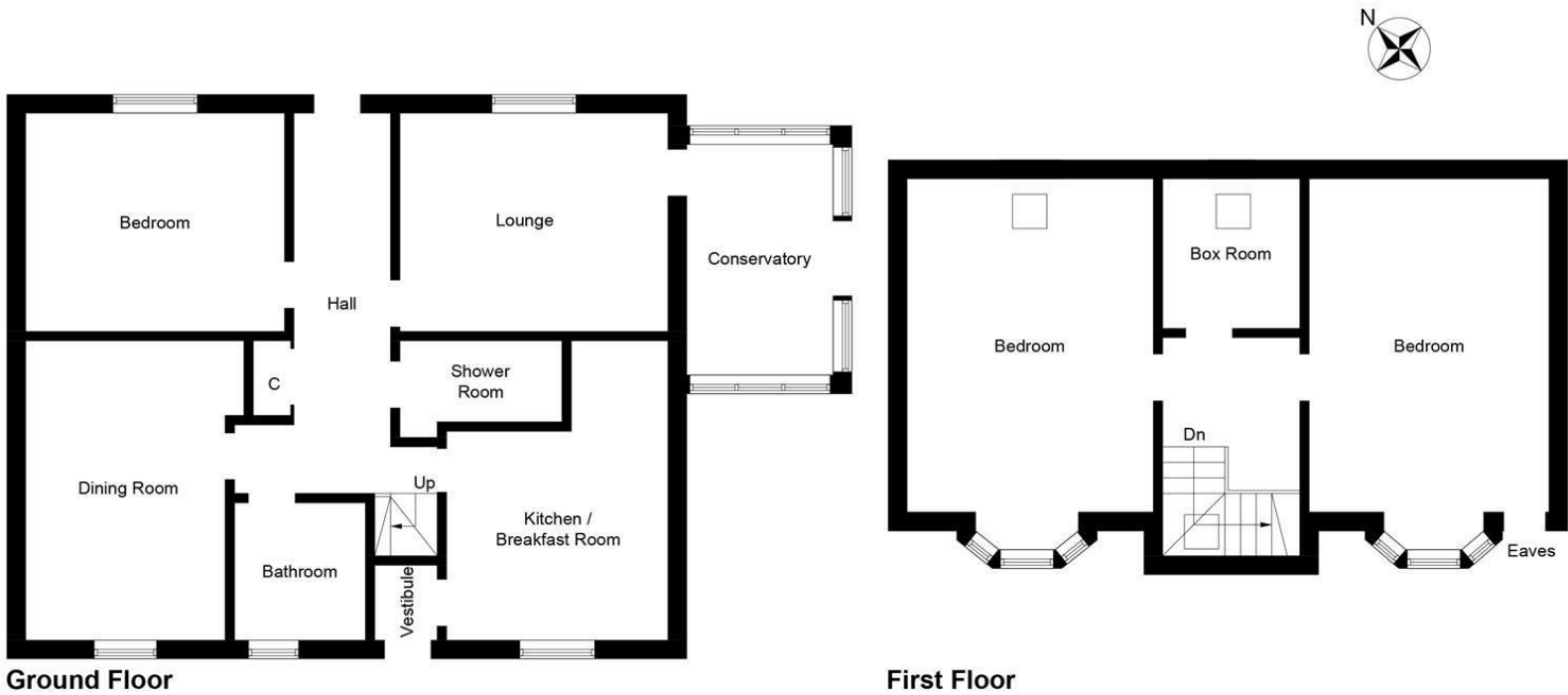
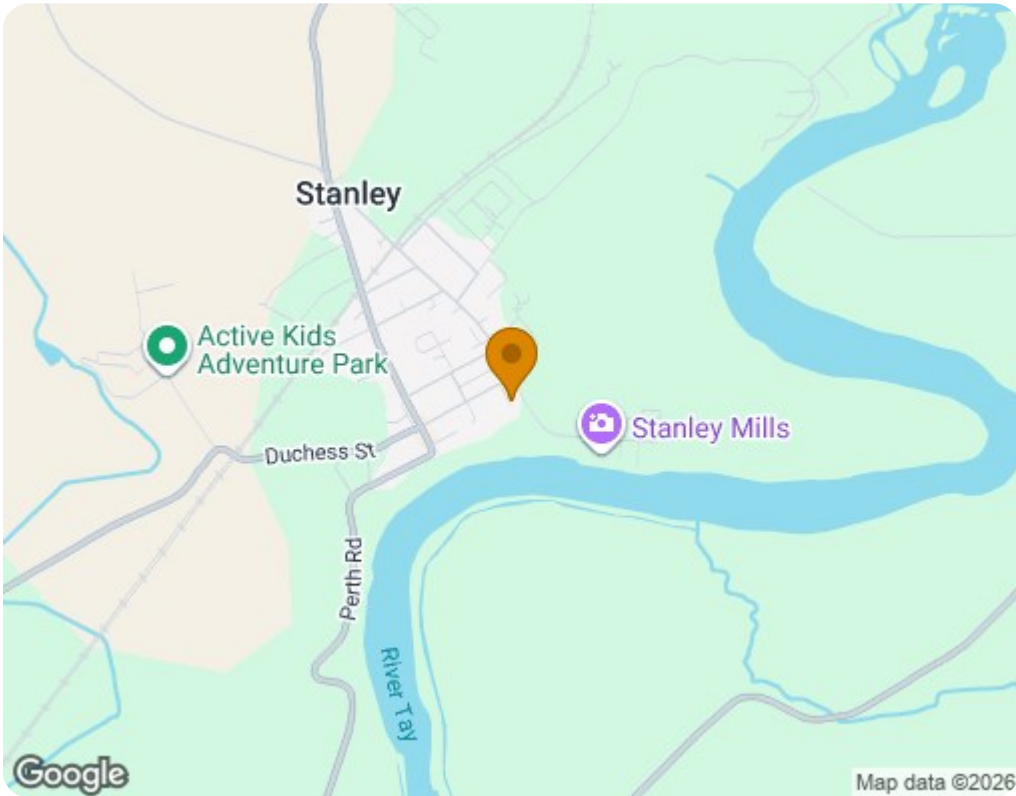


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331385)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E	41	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		