

Simple Approach



Estate Agents



**23 Murray Place, Stanley
PH1 4LX**

Offers over £239,950

Simple Approach are delighted to welcome this beautifully presented semi-detached house on Murray Place to the residential sales market. Situated within the highly sought-after village of Stanley, this impressive family home has been exceptionally well maintained and offers generous, versatile accommodation throughout, making it the perfect purchase for a wide range of buyers.

The ground floor boasts a bright and welcoming lounge, flooded with natural light from the patio doors which provide direct access to the stunning private rear garden, creating the perfect space for relaxing or entertaining. There is a modern fitted kitchen offering ample wall and base units, a separate utility room, a convenient downstairs WC, and a spacious dining room (could be fourth bedroom) ideal for family meals and hosting guests.

Upstairs, the property enjoys three generously proportioned bedrooms, all offering comfortable accommodation, along with a contemporary shower room. Externally, this fantastic home continues to impress with a beautifully maintained and fully enclosed private rear garden, offering an excellent outdoor space for families, children and summer entertaining. To the front, a large private driveway provides off-street parking for multiple vehicles.

Further benefits include oil fired central heating, double glazing throughout and an excellent position within the popular village of Stanley, where a range of local amenities, reputable schooling and picturesque countryside walks are all within easy reach. Perth City Centre is also just a short drive away, providing a wider selection of shopping, leisure facilities and transport links.

Offering spacious accommodation, stylish presentation and excellent outdoor space, this outstanding property is the ideal family home and is sure to attract strong interest. Early viewing is highly recommended.

Lounge

21'1" x 11'10" (6.45 x 3.63)

Kitchen

21'1" x 11'1" (6.45 x 3.39)

Utility

9'6" x 3'10" (2.90 x 1.19)

WC

6'7" x 2'11" (2.02 x 0.91)

Dining Room/Fourth Bedroom

15'8" x 11'4" (4.80 x 3.46)

Master Bedroom

15'3" x 11'10" (4.65 x 3.62)

Bedroom Two

11'1" x 11'3" (3.40 x 3.43)

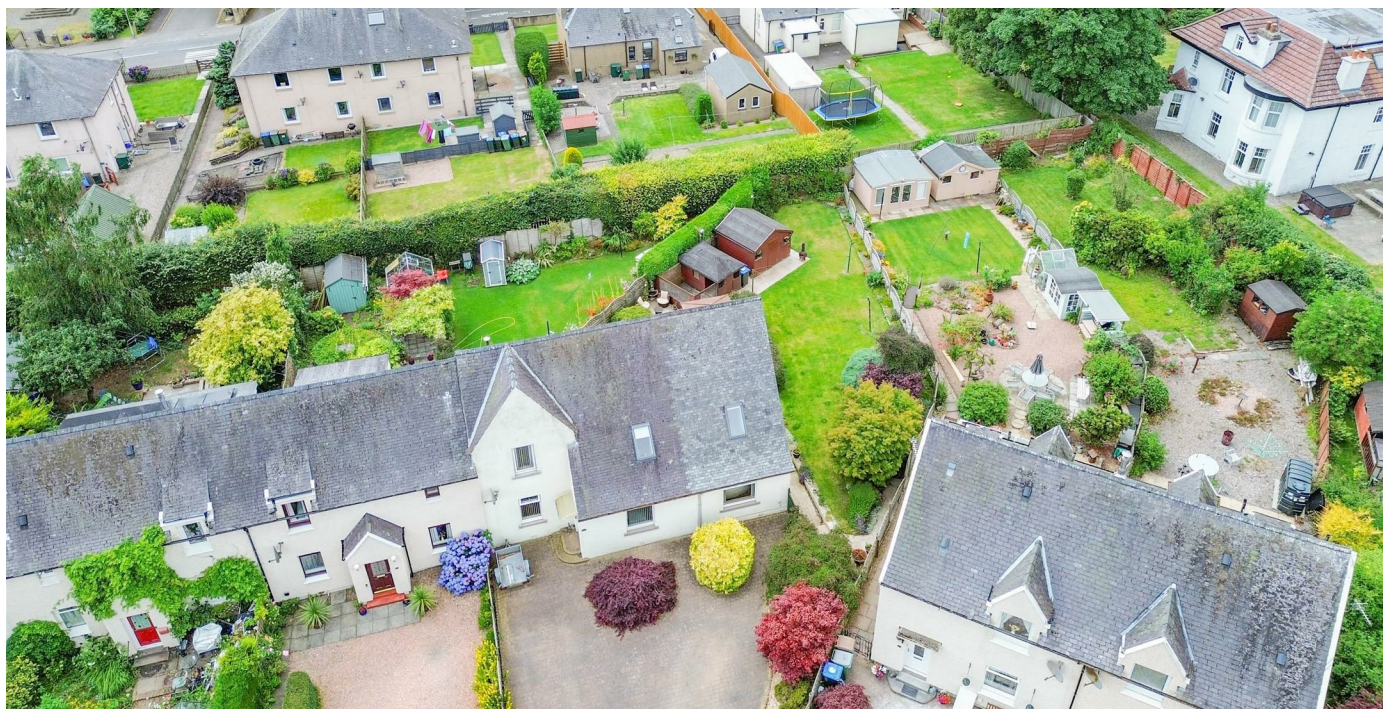
Bedroom Three

9'10" x 9'3" (3.02 x 2.83)

Shower Room

6'9" x 5'10" (2.06 x 1.78)

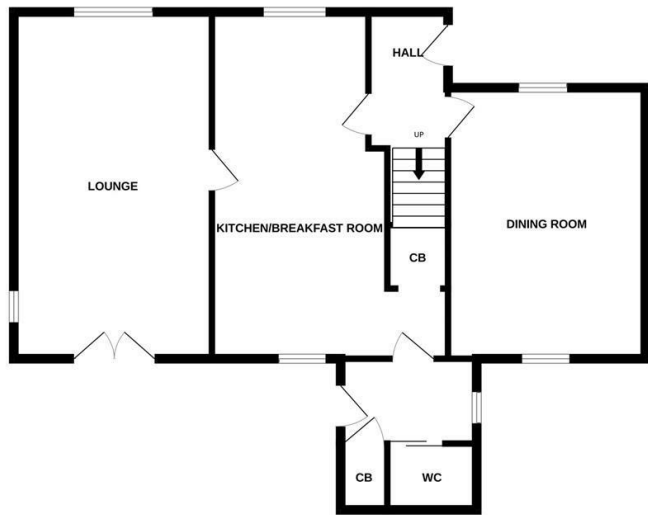




- Beautifully Presented Semi-Detached Family Home
- Modern Kitchen Finished with Laser Granite Worktop
- Oil Fired Central Heating & Double Glazing
- Stunning Private Rear Garden With Indian Sandstone & Decking Area With a Pergola
- Bright And Spacious Lounge With Patio Doors To The Rear Garden
- Utility Room
- Large Mono-Bloc Private Driveway For Five Cars
- Three Generous Bedrooms
- Dining Room
- Popular Village Location In Stanley



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC