



BELVOIR!

*The Collection*

**East Mill Cotton Yard, 5E Stanley Mills, Perth**



**Offers in excess of £125,000**

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## Key Features

- Double Bedroom
- Spacious Lounge/Kitchen
- Family Bathroom
- Secure Entry System
- Freehold
- EPC rating C
- Furnished





Welcome to the market this walk-in condition, furnished, well-proportioned, one-bedroom top floor apartment with secure entry system to the communal stairwell and there is lift access to all floors.

The property is perfectly located in the popular city of Perth in the Stanley Mills development, in a picturesque setting with views over the River Tay.

Accommodation comprises, entrance hall, open plan lounge and kitchen, double bedroom and bathroom with modern suite and shower over the bath.

The property benefits from electric heating and ample resident parking is available.

This is a very attractive property in a beautiful location and early viewing is highly recommended.

### **ACCOMMODATION**

#### **Entrance Hall**

A welcoming hallway which is neutrally decorated and gives access to all accommodation. There is a very useful large storage cupboard. Electric storage heater.

#### **Lounge**

Very spacious lounge which is open plan with the kitchen. The sash and case windows bring in an abundance of daylight and provide lovely views to the front and side of the building. It is well presented in neutral tones and has Canadian maple flooring. Electric storage heater. Television point.

#### **Kitchen**

Modern kitchen fitted with wooden wall and base units with contrasting work surfaces. Stainless steel sink and drainer unit. Canadian maple flooring.

#### **Bedroom**

Spacious double bedroom with sash and case window to the side giving lovely views. Television point. Carpet.

#### **Family Bathroom**

A well-presented bathroom with three-piece suite comprising W.C. wash hand basin and bath with shower over and shower curtain. Tiling to the splash back areas and Vinyl flooring. Extractor fan.

#### **EXTRAS**

All white goods, lounge furniture, bedroom furniture, all fitted floor coverings, carpets and curtains are included in the sale.

#### **PARKING**

Externally, there is an allocated parking space in the large car park, and the external grounds are maintained and factored by Historic Scotland. The property also benefits from a private cellar which is suitable for storage of bikes, canoes etc.





### **The Location**

Located just 8 miles north of Perth, the village of Stanley is close to the A9 giving easy access to the motorway for commuting north and south of Perthshire.

The property is within easy reach of all local amenities including schools, shops for day -to-day shopping and a doctor's surgery.

### **Viewing**

By appointment. Please contact 01738 492940 or email [sales.falkirk@belvoir.co.uk](mailto:sales.falkirk@belvoir.co.uk)

### **Other**

Council Tax: Band B

EPC Rating: C71

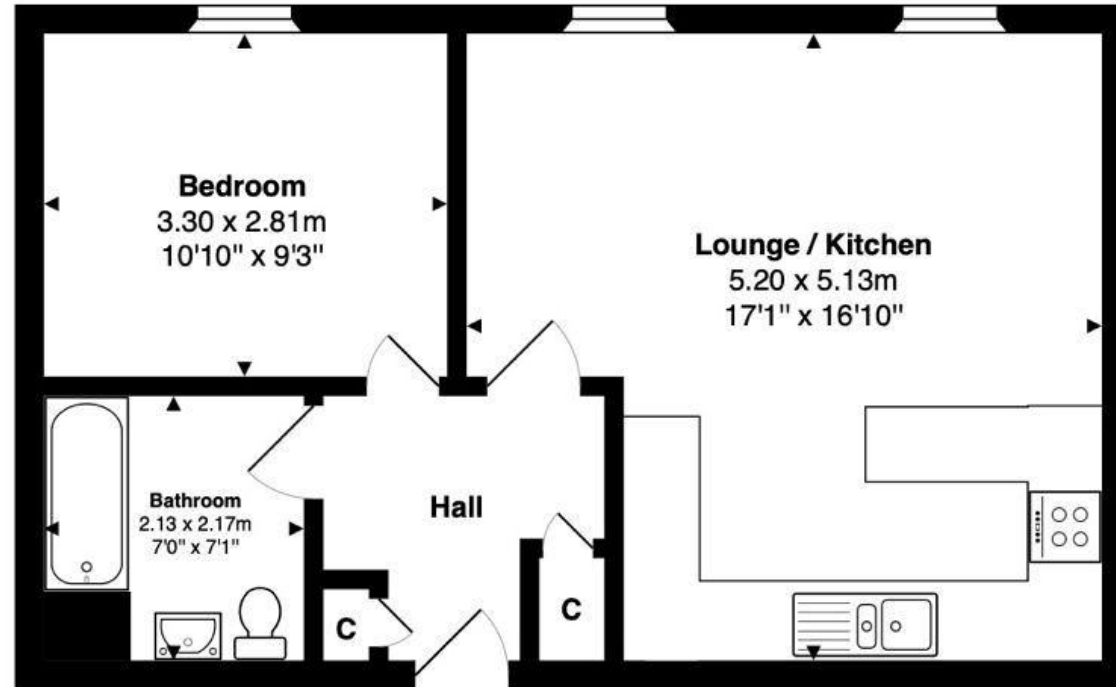




# 5e East Mill, Cotton Yard, Stanly Mills, PH1 4RB

All measurements are approximate and for display purposes only

Total Area: 44.5 m<sup>2</sup> ... 479 ft<sup>2</sup>



4th Floor

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