



**Premier
Properties**
Perth



East Mill Stanley Mills, Perth, PH1 4RB

Offers Over £159,000

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Nestled within the picturesque setting of Stanley Mills, Perth, this delightful flat offers a perfect blend of comfort and convenience.

Offering two well-proportioned bedrooms, one with ensuite bathroom, this property is ideal for small families, couples, or individuals seeking a serene living space. The flat features a spacious reception room, providing a welcoming area for relaxation and entertaining guests and a fully fitted kitchen. There is also a family shower room, ensuring that morning routines are effortless.

The layout of the flat is thoughtfully designed, maximising space and natural light, creating a warm and inviting atmosphere throughout.

Stanley Mills is known for its picturesque surroundings and community spirit, making it a desirable location for those looking to enjoy a peaceful lifestyle while still being within easy reach of local amenities. Many pleasant walks can be enjoyed along the banks of the nearby River Tay.

Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to own a piece of this lovely area.

- 2 Spacious Bedrooms
- Ensuite Bathroom
- Bright Reception Room
- Double Glazing
- Electric Heating
- Close To Local Amenities
- Viewing Highly Recommended
- Picturesque Setting





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

Flat 5c, East Mill, Stanley Mills, Stanley, PH1 4RB

GROSS INTERNAL AREA
TOTAL: 972 sq.ft, 90.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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