



**Craighall Perth Road, Perth  
Perthshire PH1 4PW**  
**Offers over £270,000**

Simple Approach are delighted to welcome this exquisite property located on Perth Road in the charming town of Stanley, Perth to the residential market. This stunning stone-built detached house boasts not only a prime location but also breathtaking river views that will leave you in awe. As you step inside, you are greeted by a spacious reception room perfect for entertaining guests or simply relaxing. With four generously sized bedrooms, there is ample space for the whole family to enjoy. The property boasts a very attractive modern, fully fitted kitchen with ample room to dine under the big sky light windows, Craighall further benefits from two well-appointed, modern bathrooms, ensuring convenience and comfort for all residents and a cosy lounge with feature fireplace. One of the highlights of this property is the landscaped rear garden, ideal for outdoor gatherings, gardening enthusiasts, or unwinding in the fresh air. Additionally, the well-kept front garden enhances the overall charm of this already beautiful home. If you are looking for a property that offers not only comfort and style but also stunning views and a peaceful setting, then look no further. This house on Perth Road, Stanley is a true gem waiting to be discovered.

## Lounge

12'5" x 17'4" (3.79 x 5.29)

## Kitchen / Diner

9'6" x 24'11" (2.92 x 7.60)

## Downstairs Shower Room

5'8" x 7'9" (1.74 x 2.37)

## Downstairs Bedroom

12'7" x 11'5" (3.86 x 3.48)

## Kichenette

6'7" x 5'4" (2.03 x 1.65)

## Master Bedroom

15'11" x 13'8" (4.87 x 4.18)

## En-suite

8'9" x 5'3" (2.69 x 1.62)

## Bedroom 2

12'7" x 11'6" (3.84 x 3.53)

## Bedroom 3

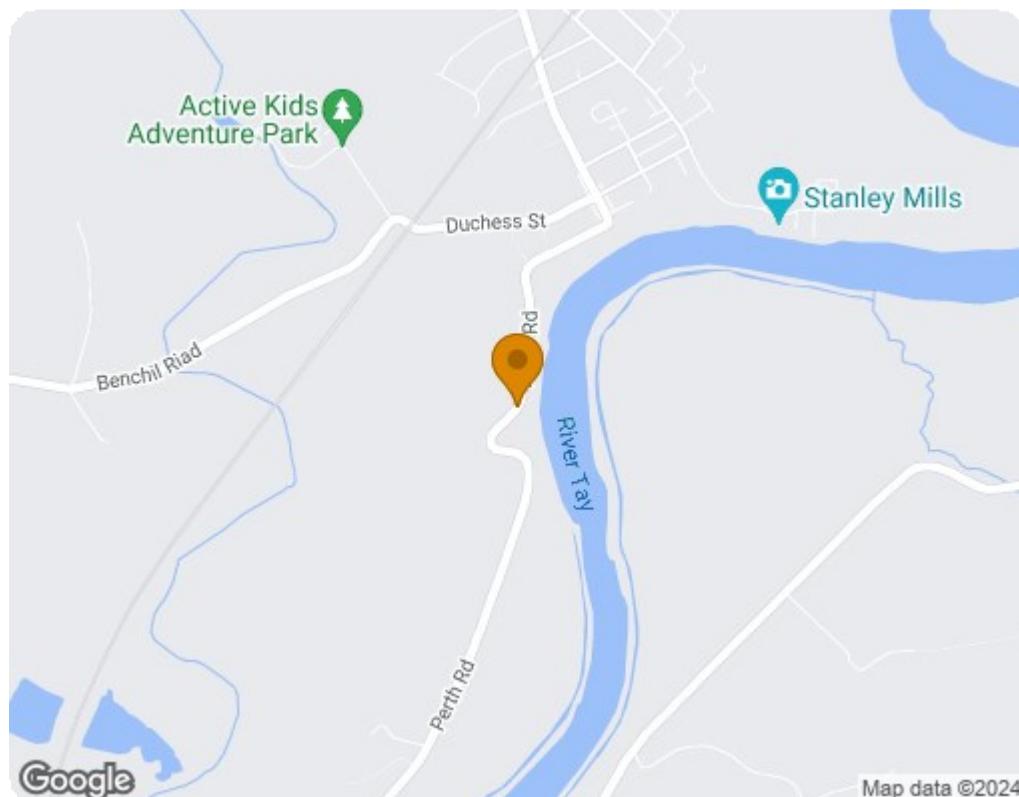
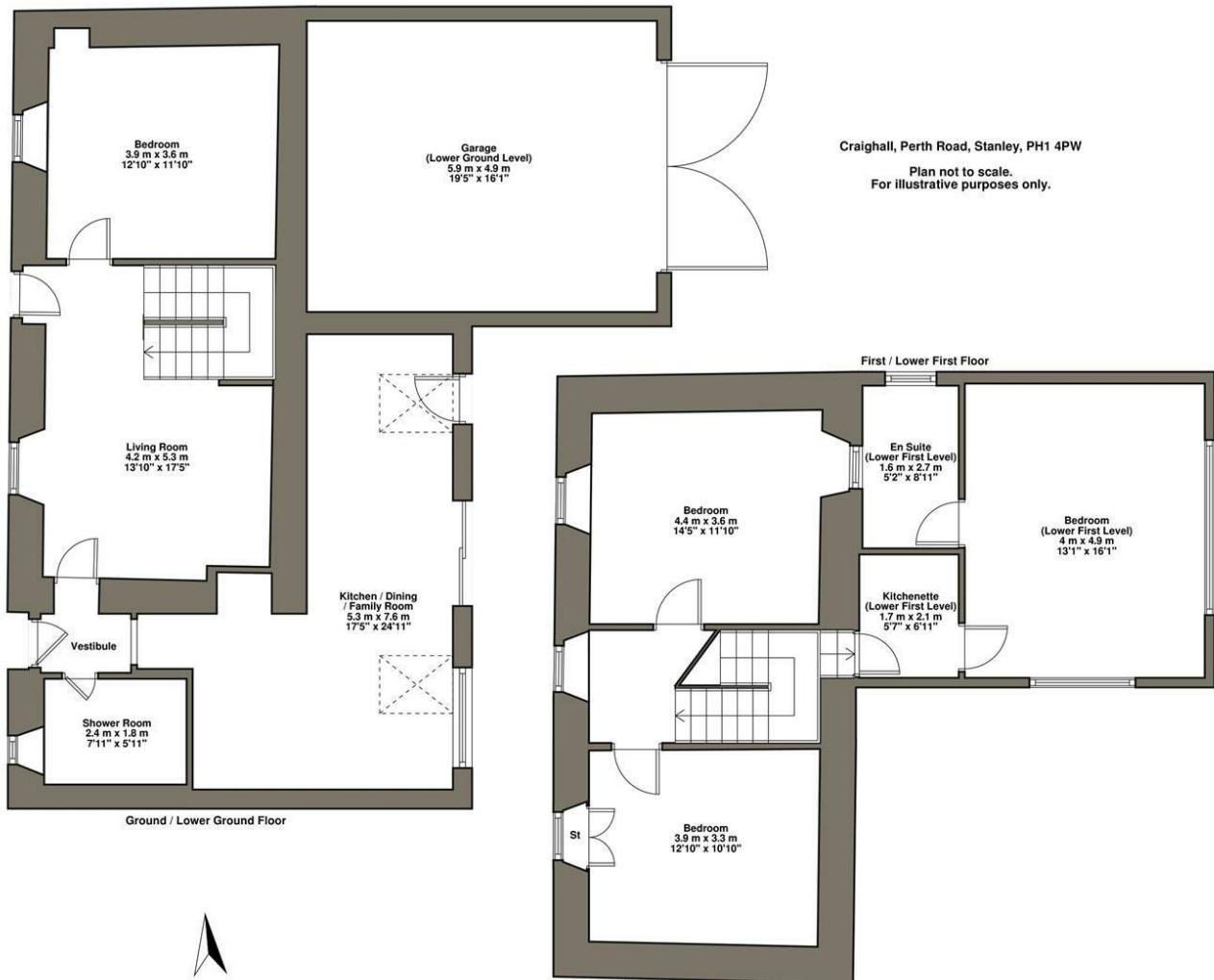
10'7" x 12'5" (3.23 x 3.80)





- Sizable Link Detached House
- Well Maintained Gardens
- High Quality Fixtures And Fittings Throughout
- \*\*\* £20,000 Below HR Value \*\*\*
- Stunning River Views
- Move-In Condition Throughout
- Close To All Local Amenities
- Four Bright, Spacious Double Bedrooms
- Beautiful Exposed Brick Walls Internally
- Oil Central Heating And Double Glazing





#### 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		
<b>Scotland</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	