

Simple Approach



Estate Agents



**8 Perth Road, Perth
Perthshire PH1 4NQ**

Offers over £205,000

This beautifully presented semi-detached house on Perth Road, Stanley, offers spacious accommodation set across two floors. Situated in a desirable residential area, the property boasts spacious and well-maintained interiors, making it an ideal choice for families, couples, or first-time buyers.

The home features a bright and airy living room with large windows that allow plenty of natural light to flood the space. The modern fitted kitchen offers ample storage and workspace, complete with ample space for dining, making it a fantastic hub for family meals or entertaining guests. Upstairs, the well-proportioned bedrooms provide comfortable living arrangements. A fresh white family bathroom completes the interior of this lovely home.

Externally, the property benefits from a large private driveway, and garage, providing off-street parking, as well as well-maintained garden grounds to the front and rear of the property. The generous rear garden is perfect for outdoor living, with a patio area ideal for relaxing or summer barbecues. Additional features include oil fired central heating, double glazing, and ample storage throughout.

Located in the charming village of Stanley, this home is within easy reach of local amenities, including shops, schools, and transport links, while offering a peaceful, semi-rural lifestyle with easy access to Perth and surrounding areas.

Lounge

14'1" x 11'6" (4.30 x 3.53)

6'5" x 6'4" (1.96 x 1.95)

Kitchen + Dining Room

20'5" x 11'0" (6.24 x 3.36)

Bedroom Three

9'6" x 10'8" (2.90 x 3.27)

Downstairs WC

2'3" x 6'1" (0.70 x 1.87)

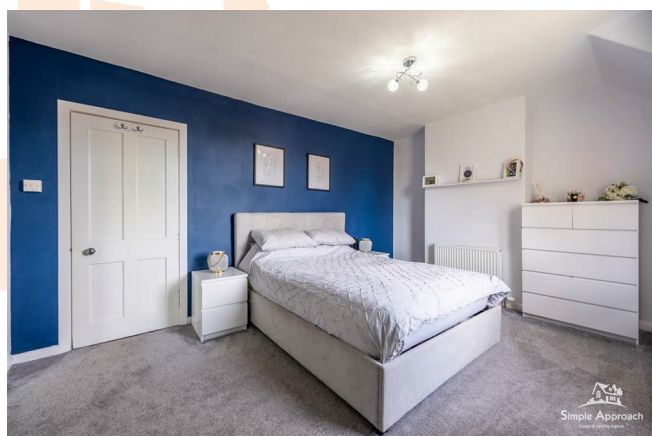
Bedroom One

14'8" x 11'1" (4.49 x 3.40)

Bedroom Two

12'9" x 8'2" (3.89 x 2.49)

Family Bathroom





- Semi Detached House
- Three Generous Bedrooms
- Ample Living Space Throughout
- Modern Kitchen / Dining Area
- Impressive Plot Of Land With Garden
- Private Driveway & Garage
- Oil Fired Central Heating & Double Glazing



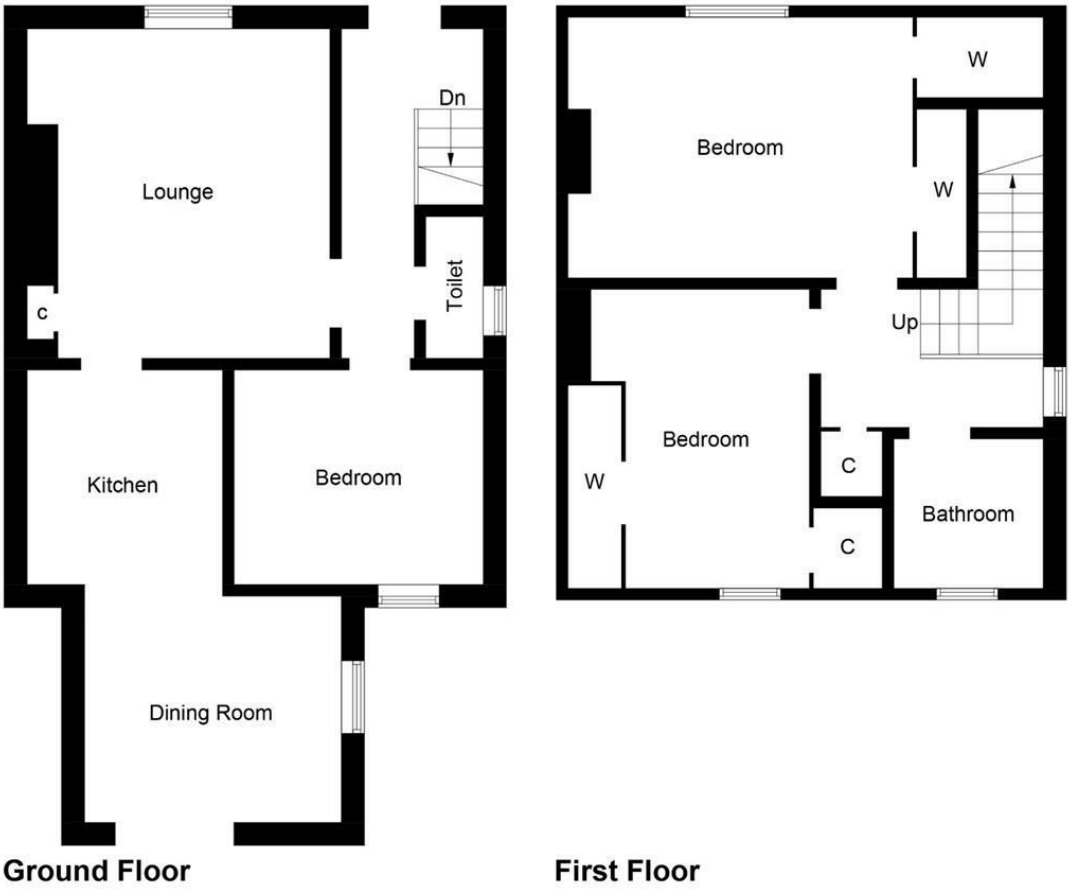
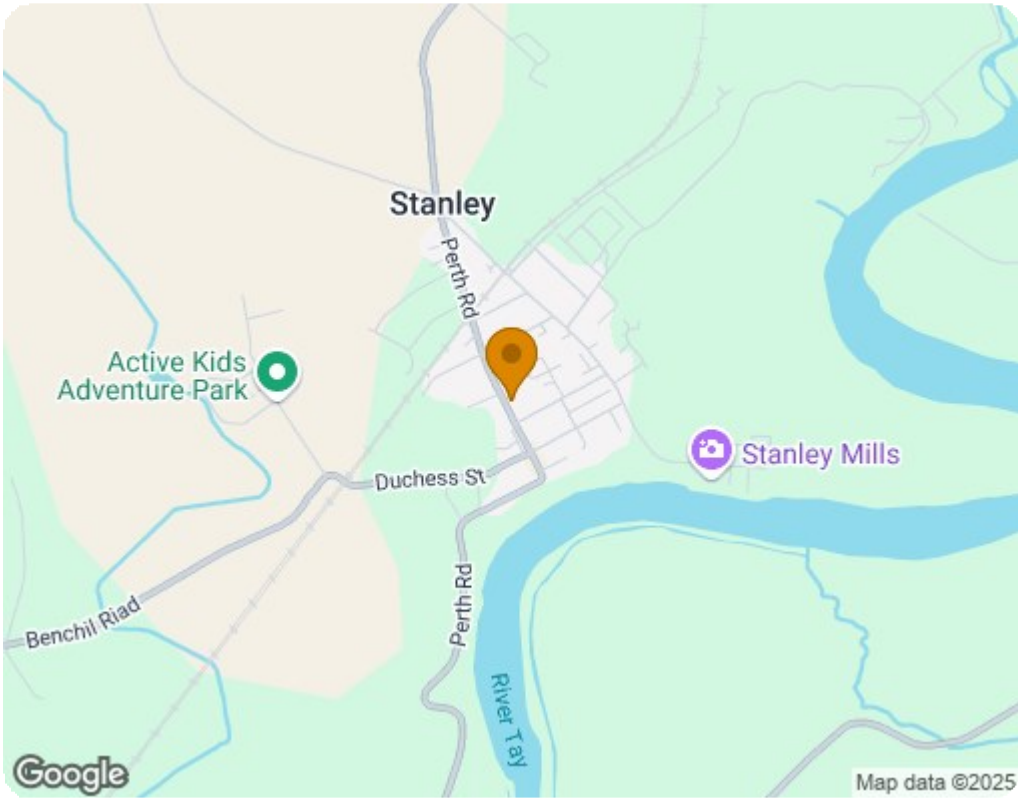



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184161)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(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		78	
(81-91) B			
(69-80) C			61
(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	
		