

Simple Approach



27 Mill Street, Perth
PH1 4LZ

Offers over £114,999

Located in a popular and convenient area of Stanley, this two-bedroom home offers a fantastic opportunity for buyers looking to put their own stamp on a property. While in need of some upgrading, the house has great potential and provides a solid foundation for modernisation. Inside, the home features a well-proportioned living space, including a spacious lounge, a functional kitchen, shower room and two good-sized bedrooms. One of the standout features of this property is its good-sized, private garden to the rear of the property. Additionally, the home benefits from a garage, providing secure off-street parking or extra storage. Practical attributes include wet electric and double glazing throughout.

Situated in a convenient location, the property is within easy reach of local amenities, schools, and transport links, making it ideal for first-time buyers, investors, or those looking to downsize. With plenty of potential to add value, this is an excellent opportunity to create a wonderful home in a desirable location. Viewing is highly recommended to appreciate all that is on offer here at Mill Street, Stanley.

Lounge

10'7" x 15'8" (3.23 x 4.78)

Kitchen

12'4" x 10'6" (3.77 x 3.21)

Bathroom

6'9" x 4'7" (2.07 x 1.41)

Bedroom One

9'8" x 12'1" (2.95 x 3.69)

Bedroom Two

8'5" x 11'8" (2.59 x 3.56)

Bedroom Three / Dressing Room

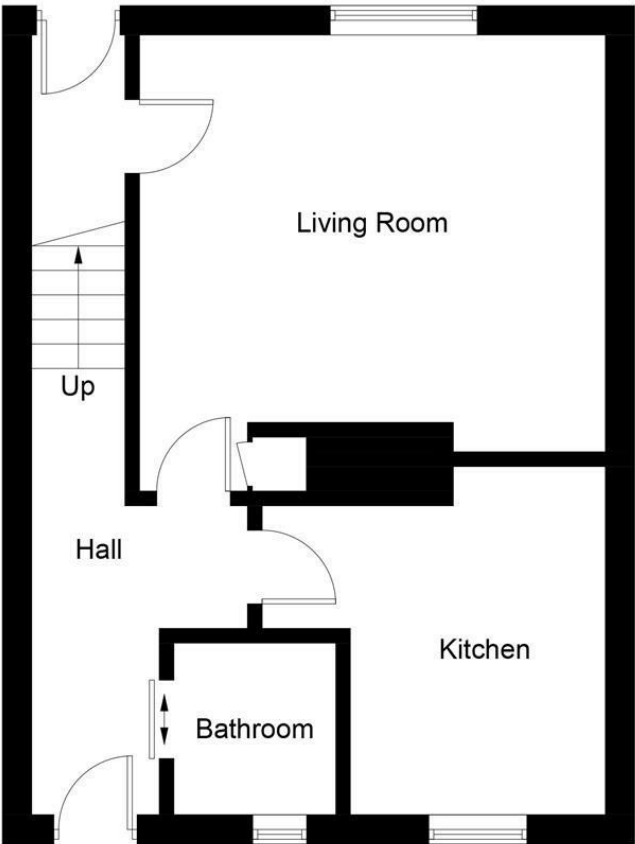
6'5" x 8'3" (1.96 x 2.54)



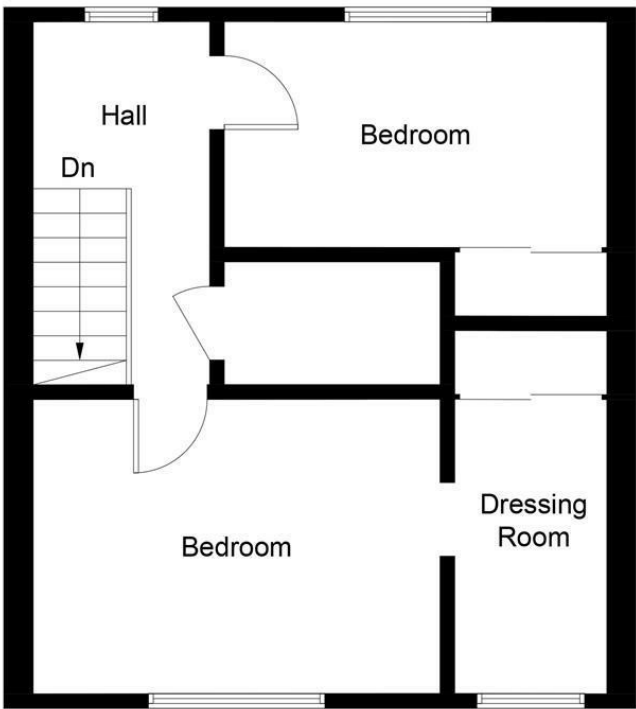


- Mid Terraced House
- Good Sized Kitchen
- Private Garage
- Two Generous Bedrooms
- Wet Electric Heating & Double Glazing
- Highly Sought After Village Location
- Spacious Lounge
- Private Rear Garden



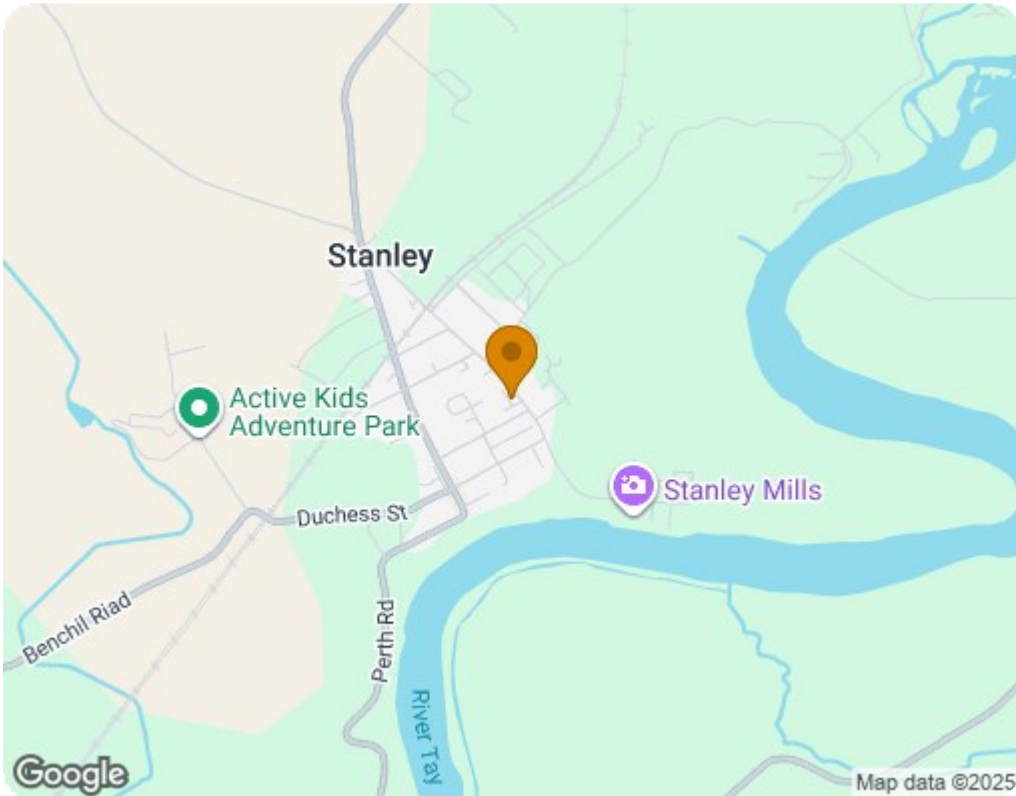


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181278)



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	16	40
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	21	39
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		