



26 Kinnaber Drive, Stanley, PH1 4FJ
Offers over £320,000

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26 Kinnaber Drive Stanley, PH1 4FJ

- Four bedroom detached home
- Contemporary dining kitchen
- Qualifies for the First Home Fund
- Presented in excellent condition
- Plentiful parking and driveway
- Spacious front living room
- French doors to garden
- Ground floor WC
- Modern family bathroom
- Low maintenance garden grounds

Set within a modern residential development in Stanley, 26 Kinnaber Drive is a beautifully presented four-bedroom detached home offering generous, well-balanced accommodation, a garage and an impressive low-maintenance rear garden.

The ground floor opens into a welcoming hallway, with a spacious living room positioned to the front and finished in light, neutral tones. To the rear, the large dining kitchen provides an excellent everyday living and entertaining space, combining sleek contemporary units, plentiful worktop space and a dedicated dining area, with French doors opening directly onto the garden. A separate utility room and WC add further practicality, while the garage provides useful additional storage and convenience. Upstairs are four bedrooms, including a generous main bedroom with its own en-suite shower room. The remaining bedrooms offer good flexibility for family life, guests or home working, and are served by a separate family bathroom. Externally, the property enjoys a substantial block-paved driveway to the front, while the enclosed rear garden has been designed with ease of maintenance in mind, featuring a broad paved terrace offering plenty of space for outdoor seating and entertaining. Presented in excellent decorative order throughout, this is a smart, spacious and highly practical modern home. The property is also still covered by a 2yr Muir Homes warranty and benefits from a current 10yr NHBC guarantee.

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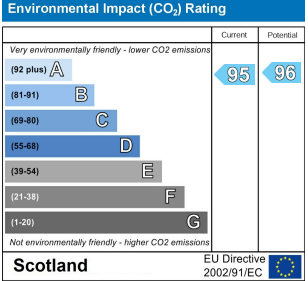
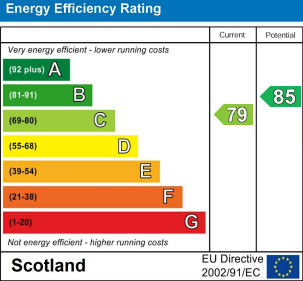


Location

Kinnaber Drive is situated within the popular Perthshire village of Stanley, around six miles north of Perth and well placed for access to the city and surrounding countryside. The village provides a range of everyday amenities and has its own primary school, while regular bus services connect Stanley with Perth. Stanley also sits close to the River Tay and historic Stanley Mills, adding to the area's character and recreational appeal. Perth offers a wider selection of shopping, leisure and transport facilities, making Stanley a convenient base for those looking for village surroundings while remaining within easy reach of the city.







Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.