



Flat 1E, East Mill Stanley Mills, Perth, PH1 4RB
Offers over £120,000

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- Historic Stanley Mills development
- Bright open-plan kitchen/living area
- Spacious double bedroom
- Additional ground floor storage room
- Allocated residents' parking
- First-floor apartment
- Modern fitted kitchen
- Bathroom with shower over bath
- Secure entry system
- Riverside setting with landscaped grounds

Forming part of the historic and highly regarded Stanley Mills development, this beautifully presented first-floor apartment offers stylish living within an iconic converted mill building set on the banks of the River Tay.

The accommodation extends to approximately 518 sq ft and is thoughtfully laid out to maximise both space and natural light. A welcoming hallway provides access to all rooms. The impressive open-plan kitchen and living area is the heart of the home, featuring large sash-style windows which flood the space with light and frame attractive views of the surrounding historic buildings. The modern kitchen is fitted with contemporary units, generous worktop space which flows seamlessly into a comfortable lounge and dining area. The double bedroom is well proportioned and enjoys a peaceful outlook, while the bathroom is fitted with a white suite and shower over bath. A useful additional storage room (located on the ground floor) provides excellent extra space rarely found in apartments. The property benefits from electric heating, secure entry system and well-maintained communal areas. Externally, residents enjoy beautifully kept grounds, riverside walks and allocated parking within the development. This charming apartment will appeal to first-time buyers, downsizers, investors or those seeking a unique home within a tranquil yet highly accessible setting.





Location

Stanley Mills is a highly sought-after riverside development located in the picturesque village of Stanley, just north of Perth. Set on the banks of the River Tay and surrounded by scenic woodland walks, the area offers a peaceful semi-rural lifestyle while remaining conveniently accessible. Stanley itself provides local amenities including a shop, primary school and regular bus services. The nearby city of Perth offers a wide range of shopping, dining and leisure facilities, along with excellent road links via the A9 and M90, making commuting to Dundee, Stirling, Edinburgh and Glasgow straightforward.







Ground floor



Floor 1

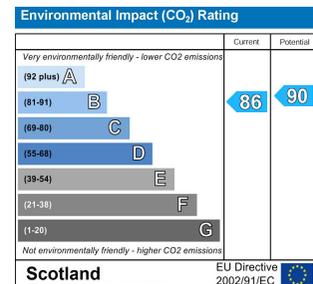
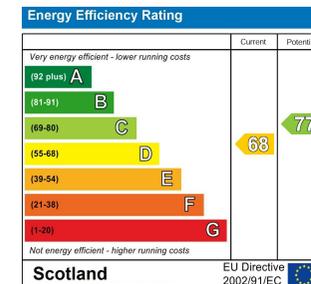


Approximate total area⁽¹⁾
518 ft²
48.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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