



3 North Range Stanley Mills, Stanley, PH1 4RE
Offers over £140,000





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- Stylish ground floor apartment
- Beautifully appointed
- Secure entry system
- Characterful single glazing
- Communal garden grounds
- Two double bedrooms
- Lovely high ceilings
- Modern electric heating
- Allocated parking
- Peaceful location

Welcome to this attractive ground floor flat located in the picturesque Stanley Mills development in Stanley. This delightful home boasts a generous open-plan kitchen/dining/living room, two double bedrooms and a modern bathroom, making it the perfect home for a small family, downsizers, couples or professionals looking for a peaceful retreat.

Upon entering the property, you will be greeted by a tastefully styled interior that is presented in superb condition and filled with plentiful natural light. The secure entry access into the building provides peace of mind, ensuring a safe and secure living environment for you and your loved ones. One of the highlights of this property is its very peaceful location and picturesque surroundings. Imagine waking up to the tranquil sounds of nature and enjoying your morning coffee while taking in the beautiful views that this area has to offer. Additionally, the allocated parking space adds convenience to your daily life, making parking hassle-free and easily accessible. The Stanley Mills complex forms a pleasant courtyard-style setting, with well-maintained communal gardens including a residents' riverside garden.



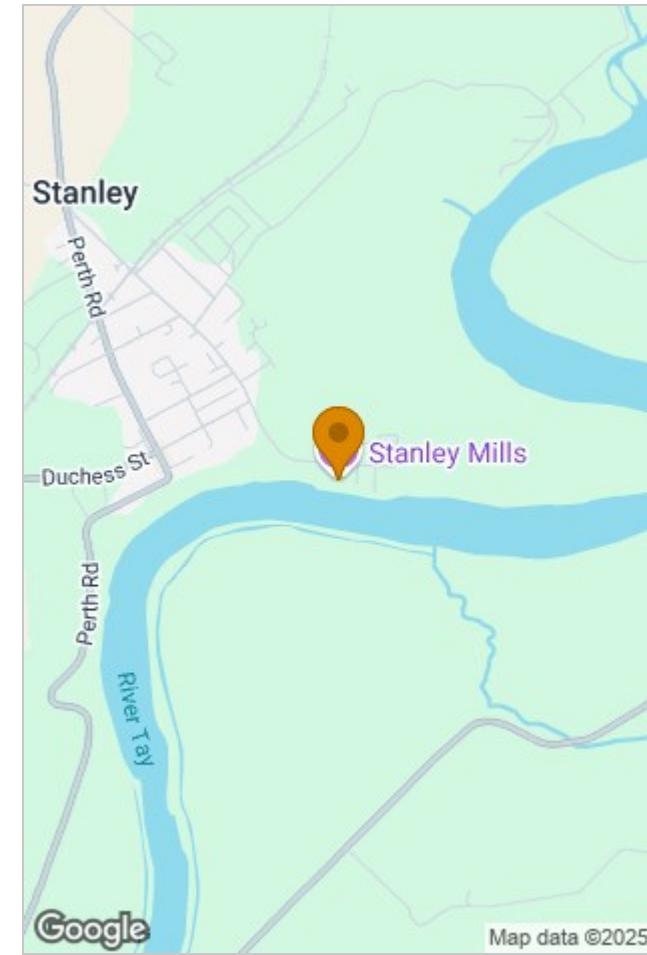
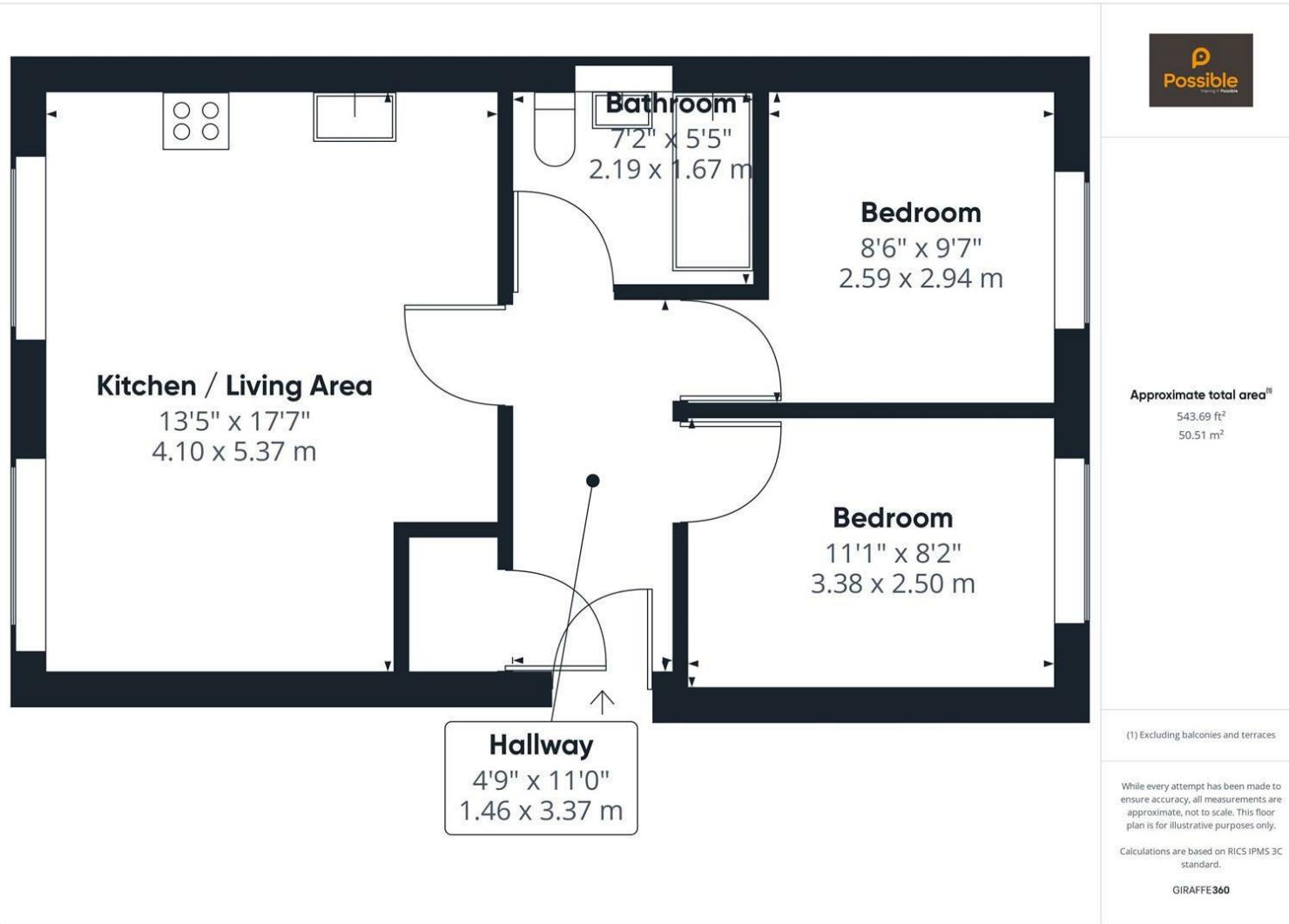


Location

Stanley is a charming village in the heart of Perthshire, just 7 miles from Perth, offering a peaceful lifestyle with beautiful countryside views. The village has a primary school, local shops, and cosy cafes. The nearby River Tay is perfect for riverside walks, fishing, and kayaking. With easy access to the A9 and M90, Stanley is well-connected to Perth, Dundee, and Edinburgh, making it an ideal spot for those seeking rural living with excellent travel links and amenities nearby. Stanley Mills is a beautifully restored 18th-century cotton mill set on the banks of the River Tay in Perthshire. Once a hub of the Industrial Revolution, it now serves as a fascinating visitor attraction and peaceful residential location. With scenic riverside walks and family-friendly activities, it's an ideal spot to live and explore local heritage and nature.







Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.