



20 Percy Street  
Stanley  
PH1 4LU

- FIRST FLOOR FLAT
- UPGRADING REQUIRED
- LOUNGE, KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- ECH, DG
- OUTSIDE STORE

Offers Over  
£62,500

It is important to read the Schedule  
and Home Report as these contain  
key information.



## DESCRIPTION

This very spacious and well-proportioned flat is in need of upgrading throughout but offers great potential and will have broad appeal for developers, first time buyers or those looking for a buy to let investment.

There is a private entrance to the right of the building with stairs leading to the flat. The hallway has access to the attic and a storage cupboard. The Lounge is to the rear and offers dual aspect as well as access to the Kitchen. There are two good sized double Bedrooms and a Bathroom with 4 piece suite comprising a shower cubicle with integrated shower, a corner bath, WC and wash hand basin.

The property benefits from double glazing and electric heating. Viewing is recommended to appreciate the potential on offer.

## LOCATION

Stanley is a popular rural village to the north of Perth. It has ample amenities which cater for everyday requirements, Primary School, hotel and small supermarket together with a Post Office and butcher shop. There is regular public transport to and from the City of Perth.





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#### ACCOMMODATION

Hall	3'5" x 12'7"
Lounge	13'2" x 19'4" at widest
Kitchen	7'6" x 9'8"
Bedroom One	12'4" x 14'1"
Bedroom Two	9'8" x 14'2"
Bathroom	7'1" x 7'4"

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VIEWING: Contact our Perth Property Department on 01738 630222.

HOME REPORT VALUE/EPC RATING: £70,000 / G

COUNCIL TAX: Band B



## DIRECTIONS

From Perth follow the A9 north and turn off at the junction signposted for Stanley and Luncarty. Follow the road until you enter the village of Stanley. Take the second turning on the right into Percy Street and number 20 is on the right hand side above the Spar shop.

## OUTSIDE

On Street parking is available.

## SCHOOLING

Primary schooling is available at Stanley Primary School with secondary education at Perth Grammar School.



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