



**Premier
Properties**
Perth



14A Perth Road, Stanley, PH1 4NQ

£600 Per Calendar Month

 2  1  1  D

Accommodation: Entrance stairway and hallway, kitchen with white goods, spacious living room, bathroom with shower over bath and 2 double bedrooms with in-built storage.

Warmth is provided via double glazing and electric storage heating throughout. Externally the property benefits from a shared drying area and a private section of garden with shed and greenhouse. To the front, there is an abundance of free on-street parking.

The village of Stanley boasts a number of local amenities including a convenience store, primary school, medical centre and a regular bus service. Road links provide easy access to nearby destinations such as Luncarty, Murthly, Bankfoot and Perth. Many pleasant walks can be enjoyed along the banks of the nearby River Tay.

Council Tax Band: A

EPC: D

Landlord Registration Number: 531724/340/04102
LARN1907010

No Pets.

Available May 2025



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		78		65	
	58			38	
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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