



82 Mill Street, Perth, PH1 4NL

Offers Over £199,950



This beautiful home offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

As you enter the bungalow, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests and further benefits from a wood burning stove. The layout is thoughtfully designed to maximise space and natural light, creating a homely feel throughout.

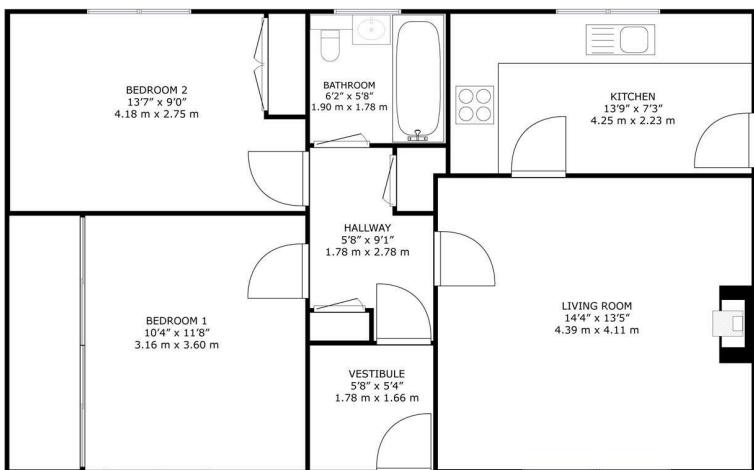
The property features a well-appointed bathroom, ensuring all your daily needs are met with ease. The kitchen is a great space for those who love to cook.

Externally, the property further benefits from its own outdoor garden room, that is currently being utilised as a bar. The property offers ample off street parking. There are two outdoor sheds providing great storage.

The property has gas central heating.

The location on Mill Street is particularly appealing, offering a tranquil setting while still being within easy reach of local amenities. Residents can enjoy the picturesque surroundings of Stanley, with its rich history and community spirit, making it a wonderful place to call home.

- 2 spacious bedrooms
- 1 modern bathroom
- Sizeable plot
- Close to Stanley amenities
- Easy access to Perth
- Ideal for small families
- Quiet residential area
- Viewing recommended
- Off street parking
- Garden room



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GROSS INTERNAL AREA
TOTAL: 635 sq.ft, 59.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency 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	

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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