



**Premier
Properties**
Perth



Plot 71 Deer Pines, Kinnaber Drive, Stanley, PH1 4PW

Fixed Asking Price £235,000



The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. With three well-proportioned bedrooms, there is ample space for families or those wishing to create a home office. The bathroom is thoughtfully designed, catering to the needs of everyday life.

Deer Pines is set amidst acres of lush green belt land, offering residents access to established forests and picturesque walking routes. This thriving community is ideal for those who appreciate the outdoors while enjoying the conveniences of modern living. The upgraded A9 is conveniently located nearby, providing easy access to the vibrant City of Perth, just six miles away.

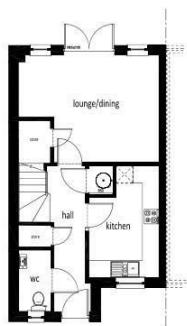
Residents will find a wealth of amenities within close proximity, including a renowned beach, a hotel, and two local pubs, perfect for socialising. Families will appreciate the presence of Active Kids, a popular soft play complex, as well as a great primary school, ensuring that educational needs are well catered for. The area is rich in opportunities for leisure and recreation, making it an ideal location for those who value an active lifestyle.

For your peace of mind, this Luxury 3 bedroom home comes with a 2 year Muir Home warranty and a 10 year NHBC, perfect for a hassle free move.

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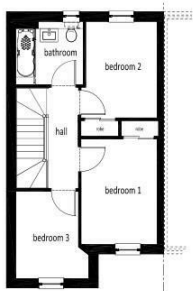
- Qualifies for the £10,000 government first home fund grant
- 10 year NHBC Warranty
- Two year Muir Home Warranty
- Choose your own Luxury Ashley Ann Kitchen
- 3 bedroom Semi Detached
- 2 x Bathrooms
- Lounge & Separate Kitchen
- 2 double bedrooms and 1 single bedroom
- Integrated Bosch Appliances
- Porcelanosa Tiles
- Vanity units to bathrooms
- Fitted wardrobes in beds 1 & 2
- Private Monobloc Driveway
- Front & Back Garden

In summary, this property in Deer Pines offers a unique opportunity to enjoy the tranquility of village life while remaining connected to urban conveniences. With its modern features and prime location, it is a perfect choice for anyone looking to settle in a vibrant and welcoming community.



GROUND FLOOR

Lounge / Dining	4.91 x 3.73m	16'1" x 12'3"
Kitchen	2.47 x 3.88m	8'1" x 12'9"
WC	1.11 x 2.13m	3'8" x 7'0"



FIRST FLOOR

Bedroom 1	2.64 x 3.66m	8'8" x 12'0"
Bedroom 2	2.48 x 3.35m	8'2" x 11'0"
Bedroom 3	2.18 x 3.03m	7'2" x 9'11"
Bathroom	2.33 x 2.19m	7'8" x 7'2"

The details contained on this floor plan have been prepared for the convenience of intending purchasers. The information is for guidance only. The Company reserves the right to amend or vary specifications. Nothing in this brochure shall constitute or form any part of a contract. All photographs and illustrations on this insert are for illustrative purposes only. Muir Homes, June 2023.

Muir
HOMES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	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		
(38-54)	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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