



Red Rocks, Perth Road, Stanley, PH1 4NF

Offers Over £370,000

Home Report Value £385,000

We are delighted to bring to the market this spacious three bedroomed detached house with spectacular views overlooking the River Tay. The property is located on the outskirts of Stanley, just 7 miles north of Perth. It benefits from Oil Central Heating, Double Glazing, Large Driveway, Car Port, Garage and private gardens with superb views to the rear. Stanley boasts a number of local amenities including local convenience store, post office, primary school, medical centre and a regular bus service. Road links provide easy access to nearby destinations such as Luncarty, Murthly, Bankfoot and Perth and many pleasant walks can be enjoyed along the banks of the nearby River Tay.

Lower Hall

There is an entrance vestibule as you enter the property with a door leading to the spacious hall providing access to all rooms. There is a large shelved area and spacious under stair storage cupboard in the hall. Floor to ceiling window at the end of the hall providing natural light. Door to downstairs cloakroom. Neutral décor, carpet and radiator. Tiered staircase over 3 levels with window halfway up providing light.

Living Room

This room has a large rear facing window and additional windows to the side and front providing an abundance of natural light into the room. Feature coal fireplace. Recess with shelving and lower cupboard for storage. Neutral décor and carpet, radiator,

Dining Room

The dining room has a large rear facing window providing beautiful views over the River. Neutral décor, carpet and radiator.

Study

This room is accessed from the dining room and has a rear facing window. Natural décor, carpet and radiator.

Kitchen

The kitchen has a rear facing window and 2 side facing windows providing natural light. Matching base units with coordinated worktops, Stainless Steel sink and drainer, Free standing electric cooker with extractor fan over. Under counter fridge and freezer. No guarantees will be given with any of the appliances. Neutral décor, wooden flooring. Doors to utility room and dining room.

Utility Room

The utility room is situated at the rear of the property and is accessed from the hall or kitchen and has a door leading to the outside of the property. Base units with coordinated worktop and large sink. Washing machine. 2 large cupboards providing storage. Neutral décor and wooden flooring and radiator. No guarantees will be given with any of the appliances. The other half of this room is carpeted and has a large area with hanging rail and shelving for storing coats and shoes. Door to the rear of the property.

Upper Hall

There is a shelved area at the top of the stairs with a cupboard beside for extra storage. There is also a large cupboard providing extra storage as well as housing the water tank. Access to all rooms upstairs. Attic Hatch. Floor to ceiling window at the end of the hall providing natural light. Large glazed area overlooking the entrance vestibule providing extra natural light into the hall. Neutral décor, carpet and radiator.

Bedroom 1

Bright spacious room with windows to the rear and side of the property providing natural light into the room. Neutral décor, carpet and radiator. 2 Large walk in built in wardrobes with hanging rail and shelving.

Bedroom 2

Bright spacious room with windows to the rear and side of the property providing natural light. 2 built in wardrobes providing plenty of storage. Neutral décor, carpet and radiator. Door leading to jack and jill bathroom.

Bedroom 3

Single bedroom with rear facing window. Neutral décor, carpet and radiator. Door leading to jack and jill bathroom.

Bathroom

Spacious room with rear facing window.

Jack and Jill Bathroom

Situated between bedrooms 2 and 3 this room has a rear facing window. It is fitted with a bath with shower over, WC and wash hand basin. Neutral décor carpet and radiator.

Garden

The property is situated with beautiful views overlooking the River Tay. at the end of a cul-de-sac so the garden is a good size. The front is mainly laid with stones and paving slabs providing plenty private parking and access to the garage. There are some bedding plants and shrubs. The rear garden has a variety of shrubs and bedding plants with a slabbed path for walking around and leading to sitting area situated at the bottom of the garden.

These room sizes are all approximately correct and have been taken at the widest point in the rooms.

Living Room	Approx 4.98m x 4.43m	Dining Area	Approx 4.28m x 3.56m	Bedroom 1	Approx 5.40m x 4.01m
Kitchen	Approx 5.07m x 2.05m	Utility Room	Approx 4.21m x 4.38m	Bedroom 2	Approx 4.96m x 4.54m
Study	Approx 4.30m x 3.67m	Cloakroom	Approx 2.00m x 1.87m	Bedroom 3	Approx 3.68m x 2.47m
Bathroom	Approx 2.65m x 0.96m	Jack & Jill Bathroom	Approx 3.68m x 1.59m		

Living Room



Kitchen



Utility Room and exit to the rear of the property



Dining Room



Study



Bedroom 1



View from Bedroom 1



Main Bathroom



Bedroom 2



Bedroom 3



Jack and Jill Bathroom between bedrooms 2 and 3



Rear of the Property and Garden



Driveway, Garage and Car Port



EPC Rating: D

Council Tax Band: G

**VIEWING: Contact Elliotts, 8 Charlotte Street, Perth. PH1 5LL
Telephone: 01738 638246**

Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an Offer or Contract or part thereof and all dimensions are approximate only.

Free "No Obligation" Market Appraisal if you are thinking of selling we would be delighted to visit your property for a no obligation market appraisal, to give you an indication of what your property could sell for in today's market.

Elliots - The Estate Agency Service of Elliot & Company WS, Solicitors, Perth