

Simple Approach



**48 King Street, Perth**  
**Perthshire PH1 4NA**

**Offers over £159,950**



CLOSING DATE SET FOR 21ST FEBRUARY AT 12PM

Simple Approach are delighted to welcome this gorgeous country style property on King Street to the Perthshire market. Set in the heart of the desirable Village of Stanley just four miles North of the City of Perth this property is ideally placed to enjoy all of the benefits of a semi-rural location without falling off the beaten track, with nearby amenities including a shop, chemist and reputable primary school all a very short distance away. This property is a very unique family home, with a very charming and quirky layout comprising the kitchen, bathroom and two bedrooms across the ground floor and the sizeable family lounge on the upper floor in the attic space, with stunning open fireplace providing the warmest welcome. This property is the ideal purchase for those seeking a move-in condition property over two floors, boasting sought-after features such as a beautifully maintained and privately-owned garden and a driveway for two cars set to the rear, alongside modern comforts such as oil central heating, UPVC double glazing, a contemporary bathroom with underfloor heating and a stylish kitchen with integrated oven, hob and dishwasher. Viewing is essential to appreciate the period charm and idyllic village location on offer.

#### **Lounge (Upstairs)**

16'0" x 16'9" (4.88m x 5.13m)

#### **Dining Kitchen**

10'7" x 10'8" (3.25m x 3.26m)

#### **Bedroom 1**

10'3" x 14'3" (3.14m x 4.36m)

#### **Bedroom 2**

10'5" x 8'10" (3.20m x 2.71m)

#### **Bathroom (Ground Floor)**

7'2" x 5'0" (2.19m x 1.54m)

#### **External**

Externally this property benefits from very well maintained garden grounds to the rear, accessed via a gate near the top of a shared access road from King Street. At the bottom of the garden there is a gravelled driveway which

accommodates two cars, as well as two attached outbuildings which can be utilised as workshops or to provide ample external secured storage where needed. The present owners have taken great care to provide an attractive garden which blooms into colour in the summer months, which the buyer will be able to look forward to when purchasing this idyllic cottage.

#### **Location**

The village of Stanley is host to a number of useful amenities for family living such as the reputable Stanley primary school, medical centre, corner shop, post office and chemist to name just a few. Secondary schools and further amenities including leisure facilities are located in the City of Perth just a few miles South via the A9 which also offers quick motorway links to Inverness, Dundee, Edinburgh & the Central Belt, ideal for the commuter.

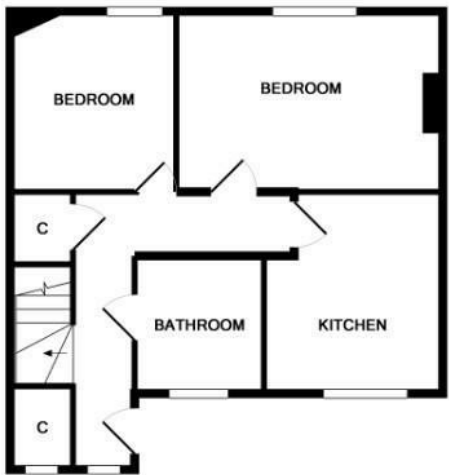




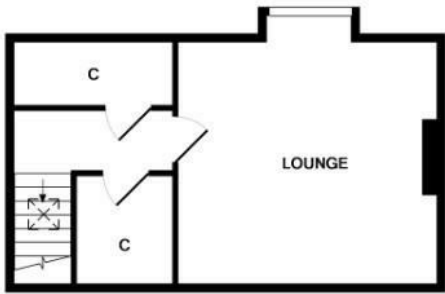
- Stunning Semi-Detached House
- Oil Central Heating & UPVC Double Glazing
- CLOSING DATE SET FOR 21ST FEBRUARY AT 12PM
- Country Cottage Style Throughout
- Private Sun-Trap Garden to Rear
- Two Double Bedrooms on Ground Floor
- Private Driveway for Two Car to Rear









GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs  |         |           |
| (92 plus) A  |         | 77        |
| (81-91) B  |         |           |
| (69-80) C  |         |           |
| (55-68) D  | 54      |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |
| Not energy efficient - higher running costs  |         |           |
| Scotland EU Directive 2002/91/EC  |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating   |         |           |
|  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions  |         |           |
| (92 plus) A  |         | 69        |
| (81-91) B  |         |           |
| (69-80) C  |         |           |
| (55-68) D  | 46      |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions  |         |           |
| Scotland EU Directive 2002/91/EC  |         |           |