

Simple Approach



**3 Perth Road, Stanley
PH1 4NF**

Offers over £144,995

Simple Approach are delighted to welcome this well presented, mid terraced house to the Perthshire residential market. Set within the ever popular village of Stanley, this property is ideally placed to take advantage of all local amenities found right on its doorstep along with being just a short drive away from Perth City Centre. Perth Road is set across two floors with spacious accommodation throughout, comprising; a spacious lounge with lovely fire feature, a stylish fitted kitchen with ample space for dining and plentiful storage space. Upstairs, the property enjoys two generous bedrooms and a chic bathroom with stylish corner bathtub. This lovely home further benefits from a large balcony to the rear of the house which is perfect for enjoying Scottish summers. Warmth is provided through the multi-fuel back boiler supplying panel radiators with heat and double glazing windows. Perth Road is the ideal purchase for a range of different buyers such as first time buyers, investors or small family looking for a well located home in great move in condition throughout. Viewing is essential to appreciate the overall space and excellent location on offer.

Lounge

14'3" x 10'7" (4.36 x 3.25)

Kitchen

11'8" x 9'0" (3.57 x 2.76)

Bedroom

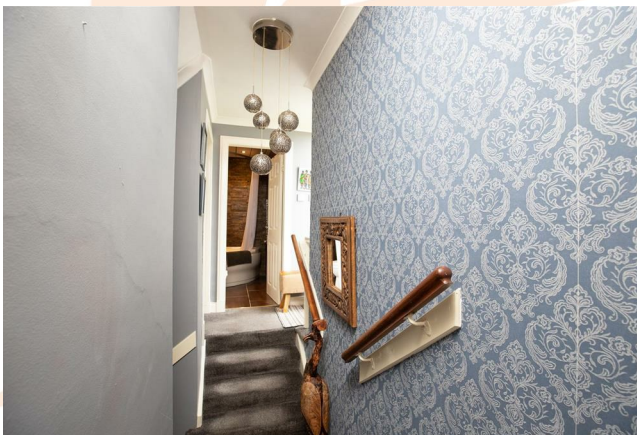
10'11" x 10'5" (3.34 x 3.20)

Bathroom

6'10" x 4'1" (2.09 x 1.25)

Bathroom

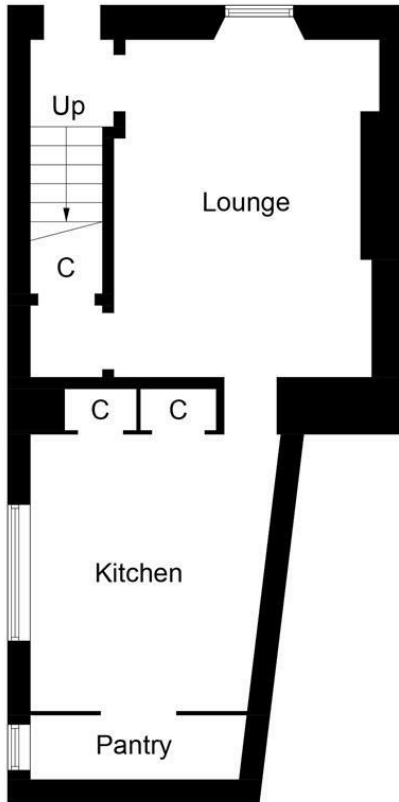
14'6" x 10'2" (4.44 x 3.11)



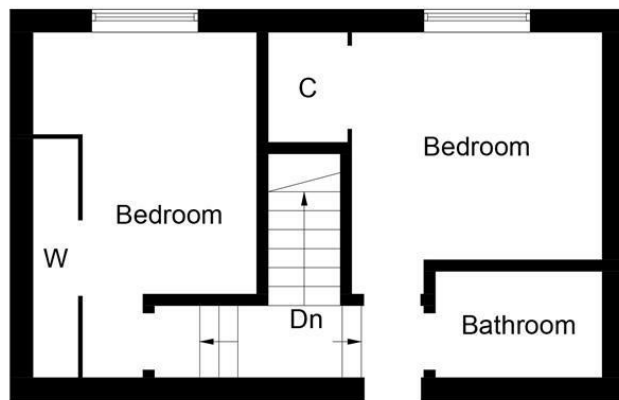


- Mid Terraced House
- Spacious Lounge
- Double Glazed Windows
- Two Generous Bedrooms
- Stylish Fitted Kitchen
- Ample On Street Parking
- Sought After Village Location
- Multi-Fuel Back Boiler

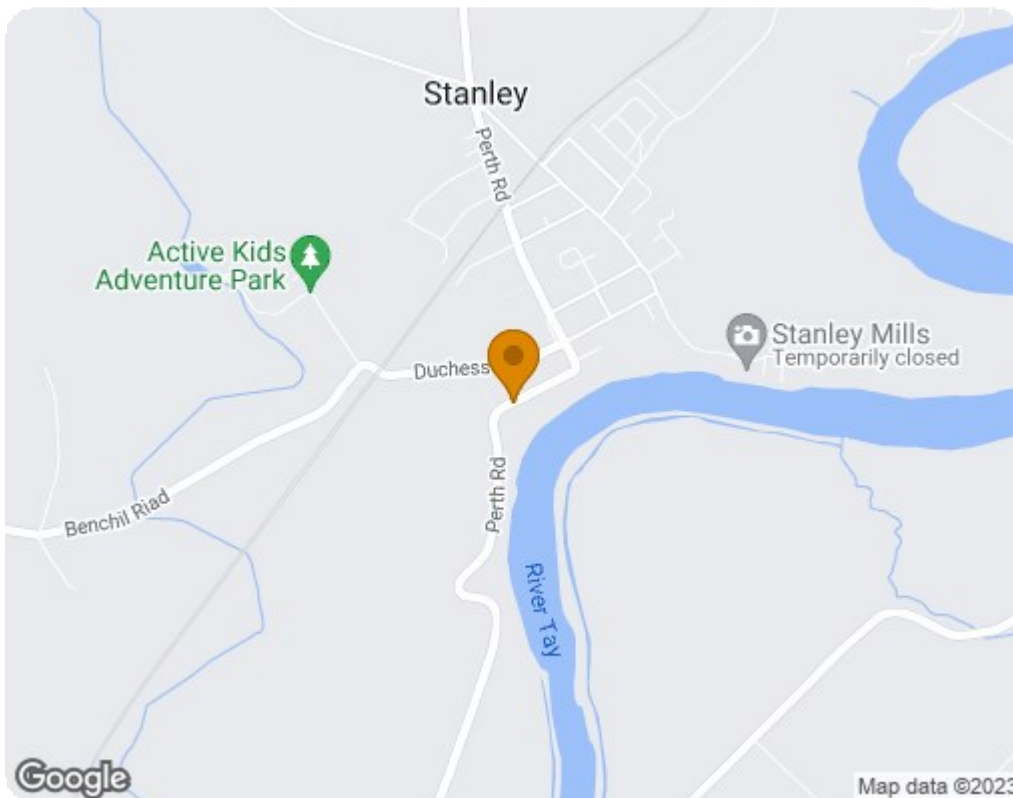




Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-----------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

Scotland EU Directive 2002/91/EC