

Simple Approach



**66 Mill Street, Stanley  
Perthshire PH1 4NL**

**Offers over £107,000**

Cash Purchase Only As This Property Is Of Dorran Construction

Simple Approach are pleased to welcome this Semi Detached bungalow on Mill Street, Stanley to the Perthshire residential sales 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. Mill Street comes to the market in need of upgrading throughout and holds ample potential. The accommodation is generous and offers spacious accommodation set across one accessible floor, comparing of; a bright lounge, sizeable kitchen with ample space for dining, three generous bedrooms and a family shower room. Practical features include double glazing, electric heating, a large private driveway and single garage. Mill Street is the ideal purchase for a range of different buyers such as first time buyers, investors or couples seeking a well located home. Viewing is essential to appreciate the overall space and excellent location on offer.

### Lounge

15'9" x 12'5" (4.81 x 3.81)

### Kitchen

12'5" x 9'4" (3.81 x 2.86)

### Master Bedroom

14'6" x 8'8" (4.43 x 2.65)

### Bedroom Two

13'6" x 9'2" (4.13 x 2.81)

### Bedroom Three

10'10" x 11'0" (3.31 x 3.37)

### Shower Room

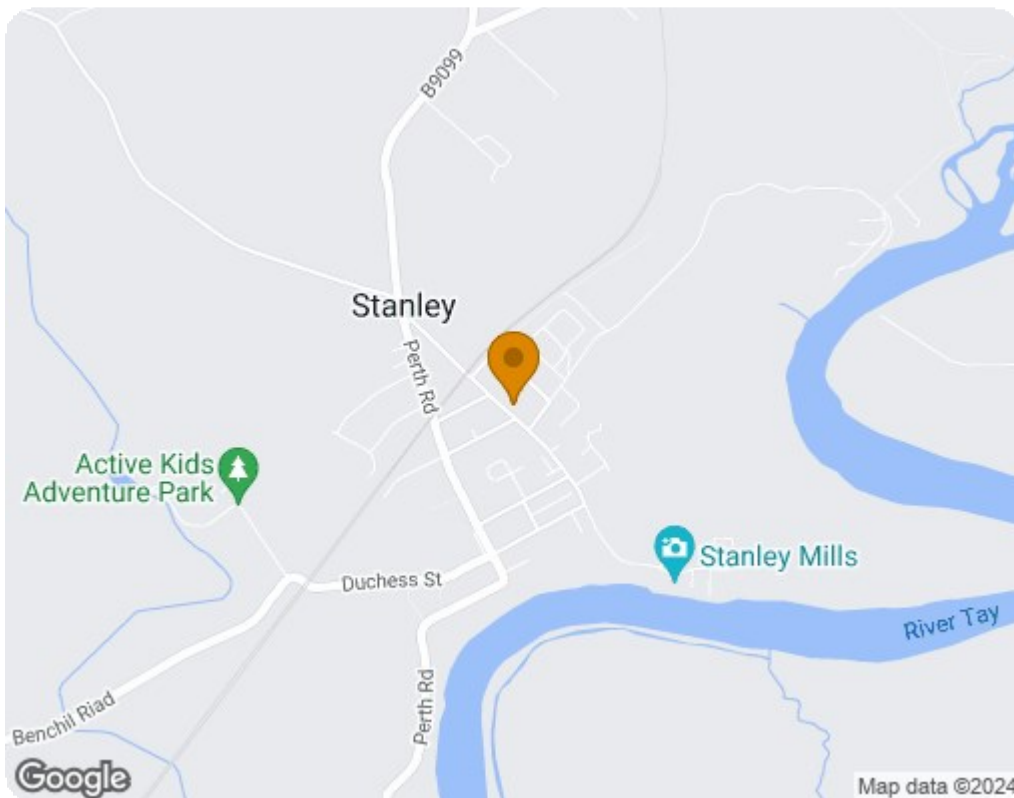
8'0" x 6'2" (2.46 x 1.89)





- Semi Detached Bungalow
- Double Glazing & Electric Heating
- Large Private Driveway & Garage
- Three Generous Bedrooms
- Bright Lounge
- Impressive Rear Garden
- Highly Sought After Village Location
- Sizeable Kitchen
- This Property Is Of Dorrans Construction And Must Be A Cash Purchase





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		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) <b>A</b>		<b>60</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>31</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC