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5 Percy Street, Stanley,
Perth PH1 4LU

Offers Over £160,000

- Charming Terraced Stone Villa
- Tranquil Residential Village
- Spacious Sitting Room
- Newly Redecorated
- Modern Fitted Kitchen/Diner
- Stone Garden Shed
- Electric C.H. & Double Glazing
- Close to Primary School & Shops
- 10 Minute Drive to Perth City
- 3 Double Bedrooms
- Excellent Condition
- Ample on Street Parking
- Private Garden
- Pleasant Views
- Good Rental Potential
- Open Countryside Nearby
- EPC Rating – E
- Ready For Immediate Entry

Viewing By Appointment:

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DESCRIPTION: Situated in the pretty and rural village of Stanley just 6 miles from the City of Perth, this terraced stone Villa is full of character and charm. The house dates from Georgian times and was originally built for workers at the historic, Stanley Mills nearby. It sits in a tranquil part of the village, adjacent to the village square. The front door from Percy Street opens into a hallway leading to the kitchen/diner at the rear and to the sitting room on the right. Upstairs are three double bedrooms and the family bathroom. There is good storage throughout and two attics above the landing. The house is double glazed throughout, has efficient electric central heating plus, a heat exchange - air conditioning unit. To the rear is a low maintenance, private garden, surrounded by hedges and fencing.



ENTRANCE & HALLWAY: (2m x 5m) A semi glazed and secure upvc door opens into a hallway with laminate flooring. To the right is the sitting room, to the left stairs lead up the bedrooms and the kitchen is straight ahead. Beneath the stairs is a large storage cupboard with light.

SITTING ROOM: (4.9m x 3m) This spacious room has a fitted carpet and an electric, coal effect stove that sits on a stone plinth. Beside this are two cupboards recessed into the thick stone wall. A double glazed window looks out to Percy Street and another on the far wall, overlooks the rear garden. There is also an electric storage heater and TV point.



KITCHEN: (7.2m x 2.6m) This galley style kitchen, is fitted with white base and wall units and laminate worktops. On the left wall, there is a fridge freezer and to the right, a 1½ stainless steel sink sits beneath a window, overlooking the rear patio area. Beneath this worktop are a dishwasher, tumble dryer and a washing machine. There is also a freestanding electric cooker, with ceramic hob, grill and oven below. The galley kitchen opens out to a large dining area at the rear of the room, above which is a Velux window. A semi glazed door opens out to the rear garden and a bin storage area to the right where the air-conditioning unit is attached to the outside wall. This unit provides heat, or cool air to the kitchen and hallway. There are two fitted spot light clusters on the ceiling and the flooring is tile effect lino.



STAIRS & LANDING: The main staircase is carpeted and has a wooden hand rail. The landing is also carpeted and has a storage cupboard above the stair that houses the hot water tank. Above the landing, a hatch gives access to a fully insulated attic.



BATHROOM: (2m x 1.9m) Here there is a modern white suite and an electric shower over the bath. The walls around the bath are tiled, there is a heated towel rail and window to the front.

BEDROOM 1: (3.5m x 2.8m) With fitted carpet, fitted wardrobes and double glazed window to the front.

BEDROOM 2: (3.5m x 2m) Also with fitted carpet and window overlooking the rear garden.

BEDROOM 3: (4.1m x 2.6m) This spacious room sits above the kitchen, has a fitted carpet and window to the side. There is also a hatch to an insulated attic above.

GARDEN: The garden is laid out with patio areas, borders and shrubs and is defined by hedges and timber fences. A stone path leads from the back door to a small artificial lawn, which could be replaced with a real one. There is a stone extension (1.2m x 2.6m) with a timber door to the rear of the kitchen which is used for garden storage. The property has right of access through the neighbouring garden, to allow the bins to be taken out easily, via an alley further up the row of houses.

LOCATION: Dating from the 18th Century, Stanley was built to serve the Cotton Mills powered by the River Tay. This tranquil, open and spacious village is served by a primary school, convenience stores, doctors surgery, and hotel with restaurant. The City of Perth is just 10 minutes drive south where there are several good schools, shops, supermarkets and many other amenities and services. Stanley sits in open countryside and beside the River Tay, which runs through the valley below. This is a very pretty corner of rural Perthshire with an abundance of opportunities for walking, cycling, fishing and many other country activities.

DIRECTIONS: From the south, follow the A9 to the Luncarty turn off then the B9099 to Stanley. Alternatively, please follow the link on our website.

Viewing by appointment only through Adams Property:

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FLOOR PLAN:



5 PERCY STREET, STANLEY, PERTH PH14 4LU

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, fireplaces and other built-in features are approximate and no responsibility is taken for any variations in measurements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have no built-in guarantee and no guarantee as to their operability or efficiency can be given.

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