



82 Mill Street, Perth, PH1 4NL

Offers Over £199,950



This beautiful home offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

As you enter the bungalow, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests and further benefits from a wood burning stove. The layout is thoughtfully designed to maximise space and natural light, creating a homely feel throughout.

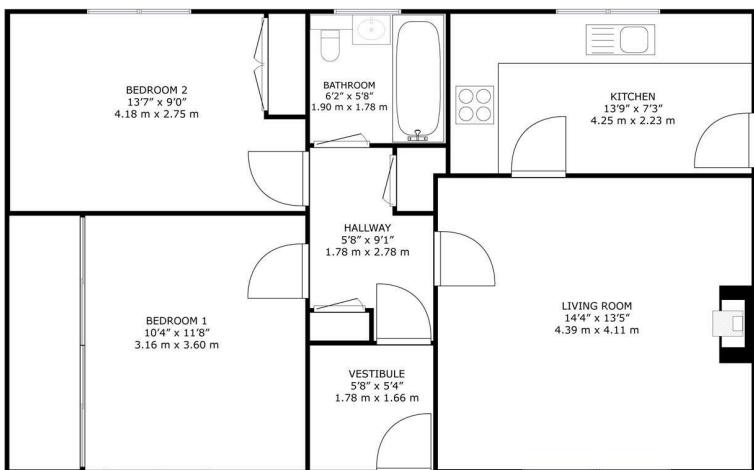
The property features a well-appointed bathroom, ensuring all your daily needs are met with ease. The kitchen is a great space for those who love to cook.

Externally, the property further benefits from its own outdoor garden room, that is currently being utilised as a bar. The property offers ample off street parking. There are two outdoor sheds providing great storage.

The property has gas central heating.

The location on Mill Street is particularly appealing, offering a tranquil setting while still being within easy reach of local amenities. Residents can enjoy the picturesque surroundings of Stanley, with its rich history and community spirit, making it a wonderful place to call home.

- 2 spacious bedrooms
- 1 modern bathroom
- Sizeable plot
- Close to Stanley amenities
- Easy access to Perth
- Ideal for small families
- Quiet residential area
- Viewing recommended
- Off street parking
- Garden room



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GROSS INTERNAL AREA
TOTAL: 635 sq.ft, 59.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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