



40 King Street, Perth, PH1 4NA

Offers Over £150,000



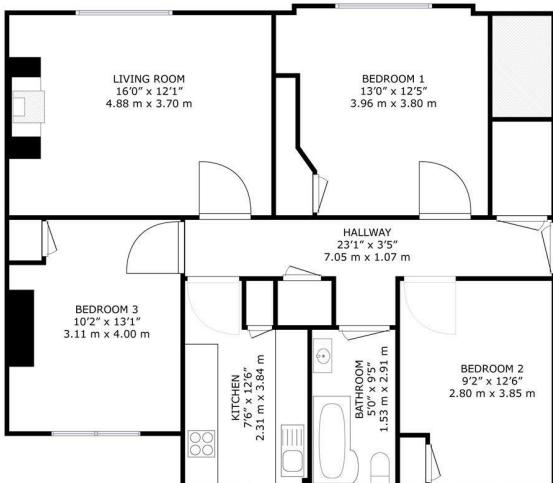
Upon entering, you are welcomed by a generous entrance hall that leads to a good-sized lounge, complete with a cosy log burning stove. The modern kitchen is well-equipped and the family bathroom is conveniently located, serving the three bedrooms with ease.

The flat benefits from oil central heating and the windows are double glazed throughout.

One of the standout features of this property is the large private garden, offering a wonderful outdoor space for relaxation, gardening, or entertaining friends and family. Additionally, on-street parking is available to the front, providing convenience for residents and visitors alike.

The village of Stanley lies just 6 miles north of the city of Perth. It boasts a number of local amenities including local convenience store, post office, primary school, medical centre and a regular bus service. Road links provide easy access to nearby destinations such as Luncarty, Murthly, Bankfoot and Perth and many pleasant walks can be enjoyed along the banks of the nearby River Tay.

- 3 spacious bedrooms
- Modern kitchen
- Log burning stove
- Oil central heating
- Double glazed windows
- Large private garden
- On-street parking
- Ground floor flat
- Located in Stanley village
- Viewing recommended



40, King Street Stanley, Perth, PH1 4NA

GROSS INTERNAL AREA
TOTAL: 789 sq ft, 73.5 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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