



**Premier
Properties**
Perth



East Mill Stanley Mills, Perth, PH1 4RB Offers Over £165,000



Nestled within the picturesque setting of Stanley Mills, Perth, this delightful flat offers a perfect blend of comfort and convenience.

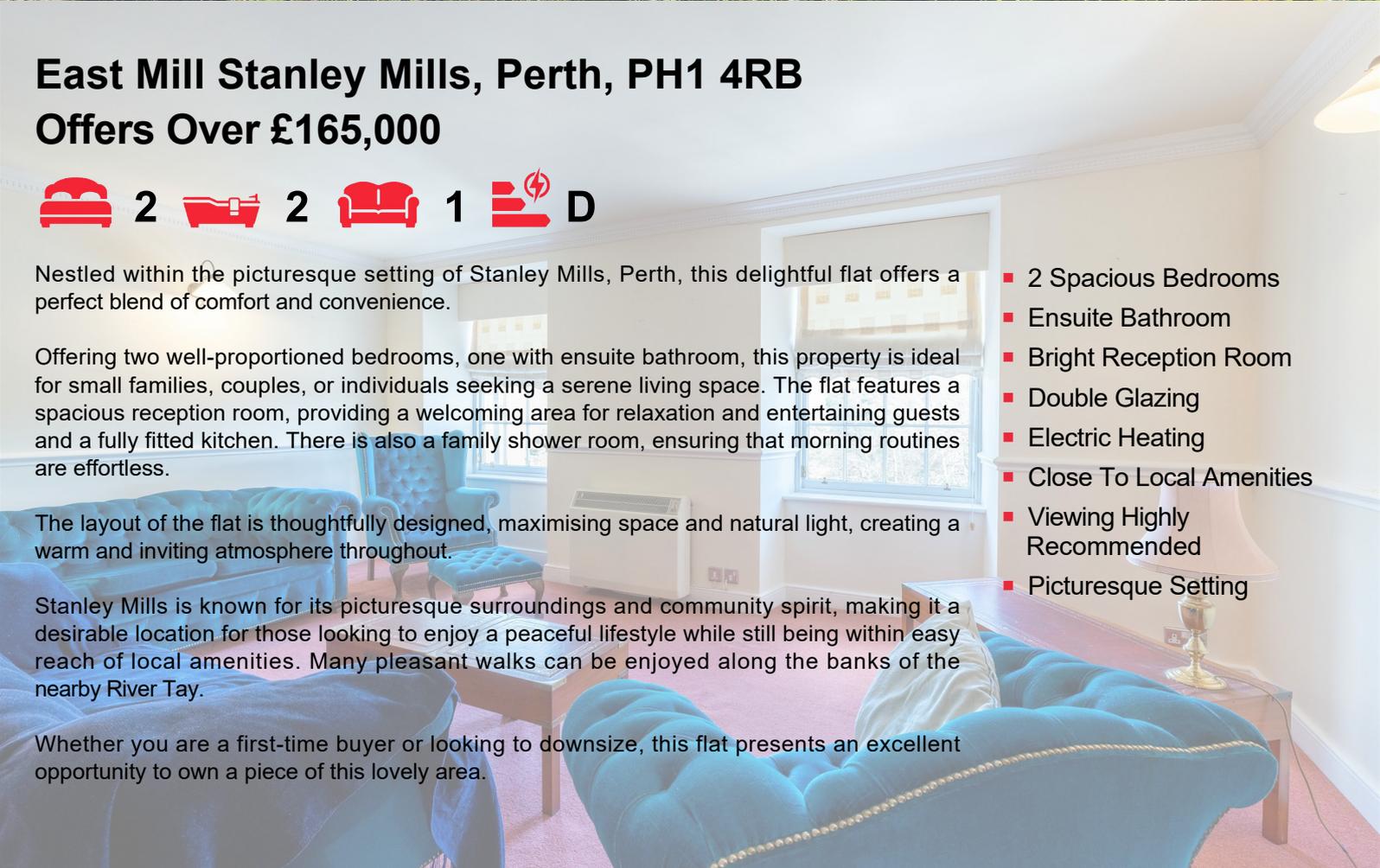
Offering two well-proportioned bedrooms, one with ensuite bathroom, this property is ideal for small families, couples, or individuals seeking a serene living space. The flat features a spacious reception room, providing a welcoming area for relaxation and entertaining guests and a fully fitted kitchen. There is also a family shower room, ensuring that morning routines are effortless.

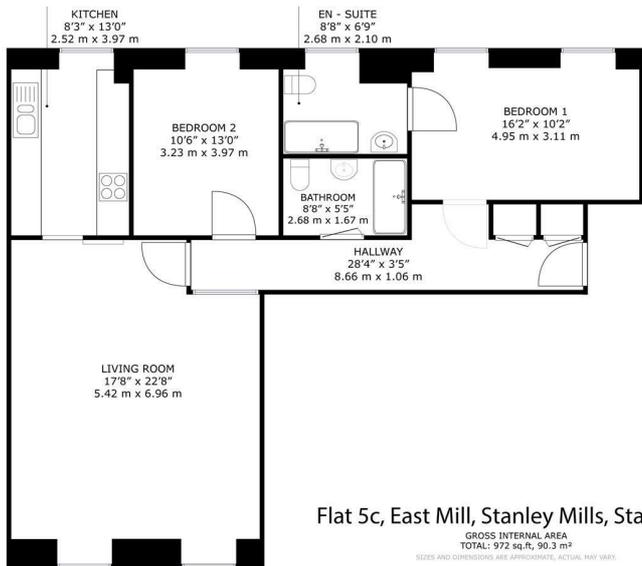
The layout of the flat is thoughtfully designed, maximising space and natural light, creating a warm and inviting atmosphere throughout.

Stanley Mills is known for its picturesque surroundings and community spirit, making it a desirable location for those looking to enjoy a peaceful lifestyle while still being within easy reach of local amenities. Many pleasant walks can be enjoyed along the banks of the nearby River Tay.

Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to own a piece of this lovely area.

- 2 Spacious Bedrooms
- Ensuite Bathroom
- Bright Reception Room
- Double Glazing
- Electric Heating
- Close To Local Amenities
- Viewing Highly Recommended
- Picturesque Setting





Flat 5c, East Mill, Stanley Mills, Stanley, PH1 4RB

GROSS INTERNAL AREA
TOTAL: 972 sq.ft, 90.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | 86 |
| (69-80) C | | (69-80) C | |
| (55-68) D | 67 | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| Scotland | | Scotland | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |



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