Premier Properties
Perth

Plot 70 Deer Pines, Kinnaber Drive, Stanley, PH1 4PW
Fixed Asking Price £235,000

3 1 1

The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. With three well-proportioned bedrooms, there is ample space for families or those wishing to create a home office. The bathroom is thoughtfully designed, catering to the needs of everyday life.

Deer Pines is set amidst acres of lush green belt land, offering residents access to established forests and picturesque walking routes. This thriving community is ideal for those who appreciate the outdoors while enjoying the conveniences of modern living. The upgraded A9 is conveniently located nearby, providing easy access to the vibrant City of Perth, just six miles away.

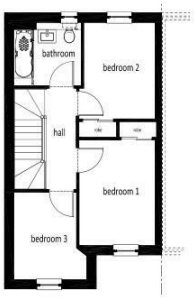
Residents will find a wealth of amenities within close proximity, including a renowned beach, a hotel, and two local pubs, perfect for socialising. Families will appreciate the presence of Active Kids, a popular soft play complex, as well as a great primary school, ensuring that educational needs are well catered for. The area is rich in opportunities for leisure and recreation, making it an ideal location for those who value an active lifestyle.

For your peace of mind, this Luxury 3 bedroom home comes with a 2 year Muir Home warranty and a 10 year NHBC, perfect for a hassle free move.

House Type = Lewis
• Qualifies for the £10,000 government first home fund grant
• 10 year NHBC Warranty
• Two year Muir Home Warranty
• Choose your own Luxury Ashley Ann Kitchen
• 3 bedroom Semi Detached
• 2 x Bathrooms
• Lounge & Separate Kitchen
• 2 double bedrooms and 1 single bedroom
• Integrated Bosch Appliances
• Porcelanosa Tiles
• Vanity units to bathrooms
• Fitted wardrobes in beds 1 & 2
• Private Monobloc Driveway
• Front & Back Garden

In summary, this property in Deer Pines offers a unique opportunity to enjoy the tranquillity of village life while remaining connected to urban conveniences. With its modern features and prime location, it is a perfect choice for anyone looking to settle in a vibrant and welcoming community.

- New build
- 3 Bedrooms
- Luxury Ashley Ann kitchen
- Integrated Bosch appliances
- Porcelanosa tiled bathrooms
- Fitted wardrobes in 2 bedrooms
- Private monobloc driveway
- Front and back gardens
- Near Perth, 6 miles away
- Qualifies for the £10,000 government first home fund grant



GROUND FLOOR

Lounge / Dining	4.91 x 3.73m	16'1" x 12'3"
Kitchen	2.47 x 3.88m	8'1" x 12'9"
WC	1.11 x 2.13m	3'8" x 7'0"

FIRST FLOOR

Bedroom 1	2.64 x 3.66m	8'8" x 12'0"
Bedroom 2	2.48 x 3.35m	8'2" x 11'0"
Bedroom 3	2.18 x 3.03m	7'2" x 9'11"
Bathroom	2.33 x 2.19m	7'8" x 7'2"

The details contained on this floor plan have been prepared for the convenience of intending purchasers. The information is for guidance only. The Company reserves the right to amend or vary specification. Nothing in this brochure shall constitute or form any part of a contract. All photographs and illustrations on this insert are for illustrative purposes only. Muir Homes. June 2023.

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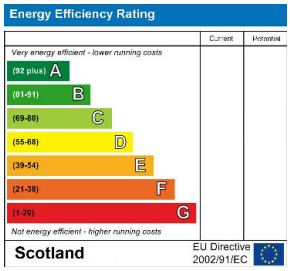

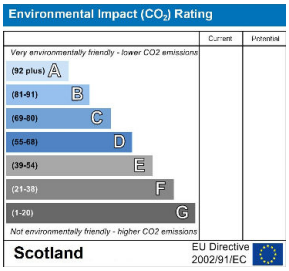

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