



18 Russell Street, Stanley, PH1 4NU
Offers over £220,000





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- Three-bedroom semi-detached home
- Bright lounge with double sided wood burning stove through to dining room
- Ground floor WC
- Tastefully decorated throughout
- Mono-bloc driveway offering off street parking
- Stylish open-plan kitchen / dining room
- Modern bathroom
- Enclosed landscaped gardens
- Timber garage with office to rear
- Walking distance to amenities and countryside

Welcome to 18 Russell Street, a charming and beautifully presented three-bedroom semi-detached villa nestled in the heart of the desirable Perthshire village of Stanley. This delightful home has been thoughtfully modernised and is perfect for families, first-time buyers or anyone looking for a comfortable and stylish home in a quiet and friendly setting.

The accommodation comprises a bright and welcoming hallway, spacious lounge with feature double sided wood-burning stove to dining room and large windows allowing for plenty of natural light, and a newly fitted contemporary open-plan dining kitchen with patio doors leading to the enclosed gardens. Upstairs, the property offers three generously sized bedrooms, all with tasteful décor, and a modern family bathroom. A handy downstairs WC completes the layout. Externally, the property occupies a corner plot and is fully enclosed ideal for families and pets, complete with paved patio areas, lawn, and raised planters. There is a spacious mono-block driveway providing off street parking or equally as additional space for entertaining or relaxing outdoors. Furthermore, there is a timber garage with office to the rear and further timber shed and wood store. The location offers easy access to local amenities and scenic countryside walks. With stylish interiors, modern fittings and a peaceful village setting, 18 Russell Street is a wonderful place to call home. Early viewing is highly recommended.

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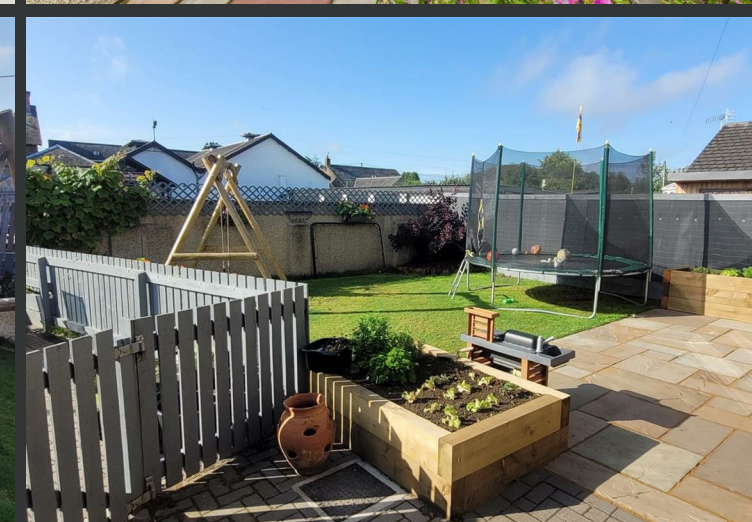
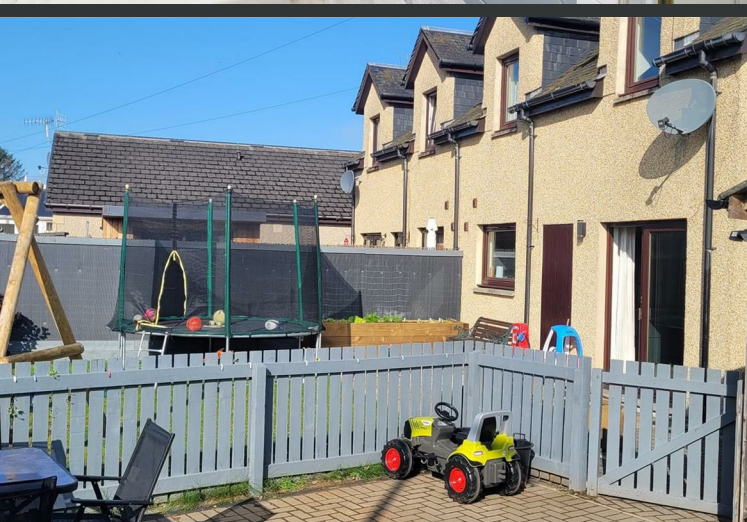
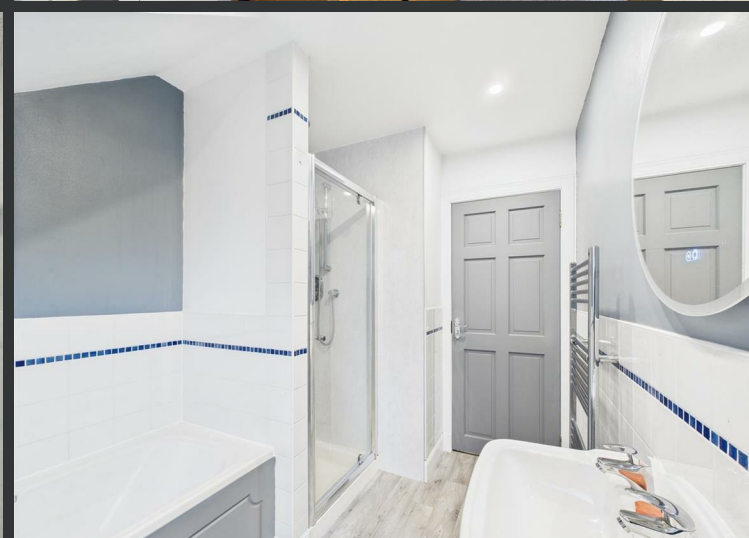




Location

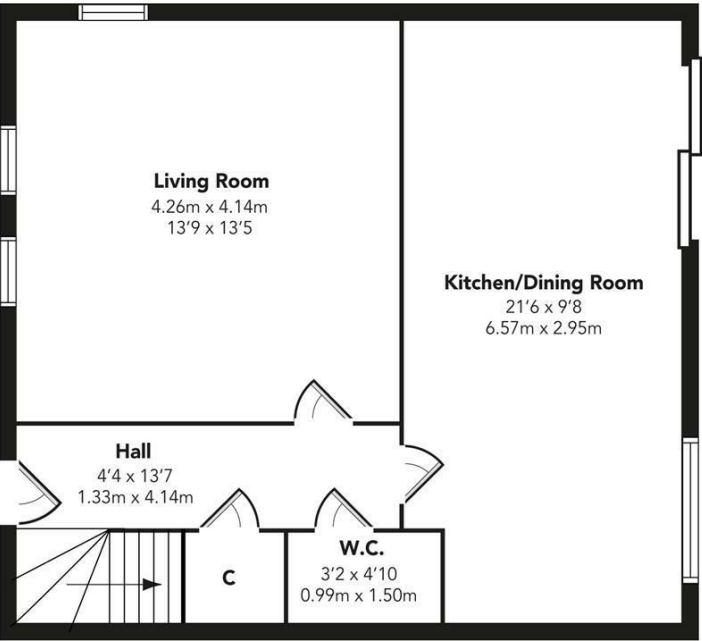
Stanley is a charming and historic village situated just 7 miles north of Perth, offering a perfect blend of countryside tranquillity and convenient access to city amenities. The village boasts a range of local shops, a primary school and nursery, and scenic riverside walks along the River Tay. Known for its sense of community and natural beauty, Stanley is popular with families and commuters alike, thanks to excellent transport links via road and nearby rail services in Perth. Outdoor lovers will appreciate the abundance of walking, fishing, and cycling routes, while Perth's shopping, dining, and cultural attractions are just a short drive away.



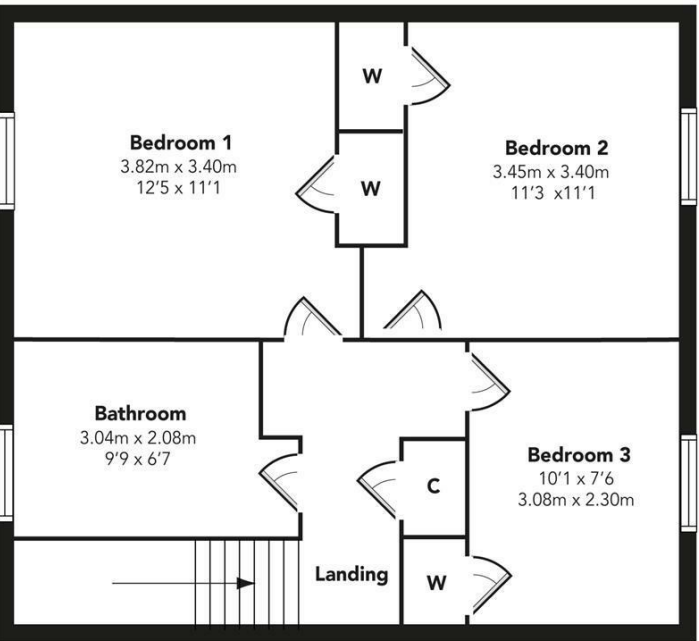




GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

