



63 Murray Place, Perth, PH1 4LX
Offers over £140,000

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- Two double bedrooms
- Contemporary fitted kitchen with rear access
- Generous enclosed garden with decking and shed
- Well-presented interiors
- Private drive available
- Bright and spacious lounge with wood-burning stove
- Stylish modern shower room
- Double glazing throughout
- Move-in ready condition
- Popular village location close to Perth

Located in the popular village of Stanley, just a short drive from Perth, this charming mid-terraced home offers a fantastic opportunity for first-time buyers, young families, or downsizers alike. With two double bedrooms, modern interiors, and a generous garden, the property combines comfort and practicality in a welcoming setting.

On the ground floor, the property opens into a bright and spacious living room, featuring a modern décor and a wood-burning stove as a cosy focal point. The contemporary kitchen is fitted with sleek units, integrated oven, hob, and hood, plus space for appliances. A rear door leads directly to the enclosed garden, providing a safe and private space for outdoor living. Upstairs, the home offers two well-proportioned double bedrooms, each designed with natural light and flexibility in mind. The family shower room is stylishly finished, with a modern suite and attractive tiling. Externally, the property boasts a fantastic garden to the rear, with a decked seating area, lawn, and storage shed, offering the ideal space for entertaining, gardening, or relaxing. A private drive to the front is available which offers off-street parking. This well-maintained property is move-in ready and presents an affordable route into homeownership in a highly sought-after village community.

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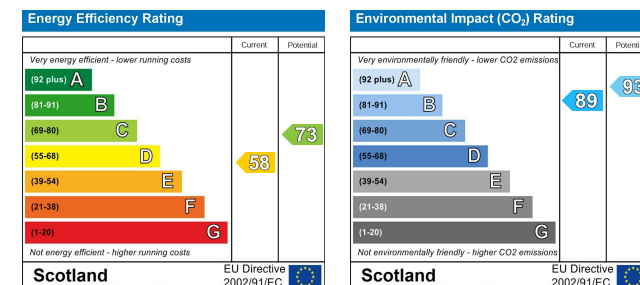
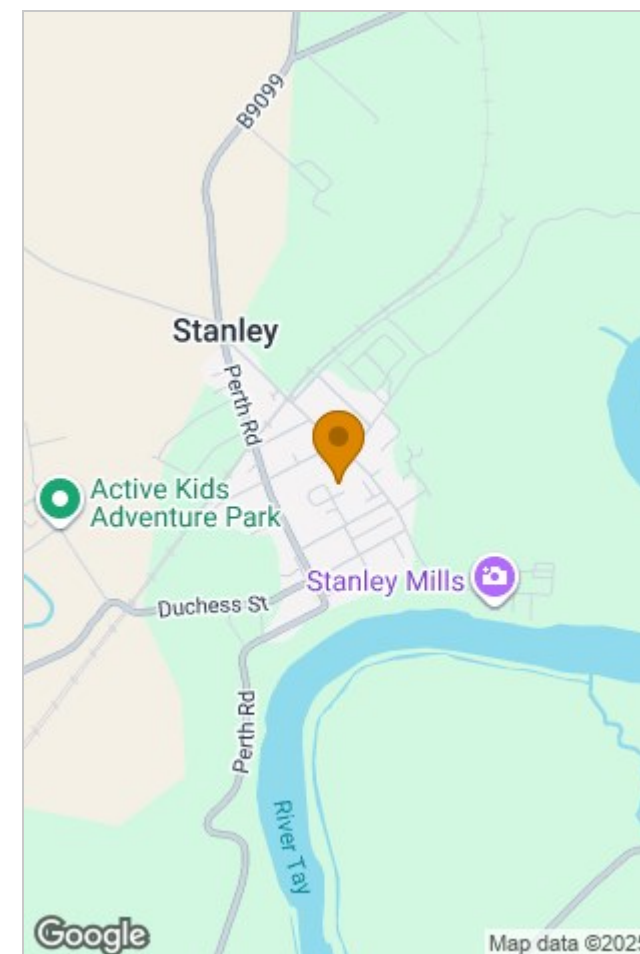


Location

Stanley is a sought-after village situated just 6 miles north of Perth, offering a perfect blend of countryside charm and convenience. The village has a range of local amenities including shops, a primary school, parkland, and community facilities. Outdoor enthusiasts will appreciate easy access to scenic walks along the River Tay and surrounding countryside. For commuters, excellent road links connect quickly to Perth and the wider region, with Perth offering secondary schooling, shopping, leisure, and rail services. Stanley is a welcoming and well-connected community, making it an attractive place for families, professionals, and retirees alike.







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.

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