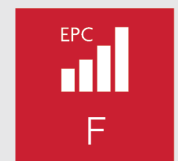
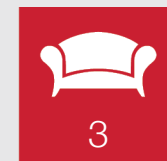




13 James Street

Stanley, Perthshire, PH1 4NY





Summary

Situated in the Perthshire village of Stanley, this traditional semi-detached house represents a characterful home, with a modern kitchen and scope for further cosmetic improvements and personalisation. The three-bedroom, two-bathroom house has multiple living areas and is accompanied by a large garden, an external home office, and ample private parking, and it lies close to the amenities that Stanley has to offer, including shops for everyday essentials, a primary school, a pub, a takeaway, transport links, and a wealth of green space (including a family adventure park on the outskirts of the village).

Extras: The property shall be sold as seen.

Features

- Traditional semi-detached house in Stanley
- Entrance vestibule and hall
- Living room with beautiful fireplace
- Formal dining room
- Versatile family room with log-burner and garden access
- Attractive, modern kitchen
- Three double bedrooms
- One en-suite shower room
- Separate four-piece family bathroom
- Large rear garden with outbuilding
- Detached single garage (with attached office) and private driveway
- Oil-fired central heating and double glazing



"This three-bedroom, two-bathroom house represents an ideal family home, with spacious living areas, a large garden, and private parking."





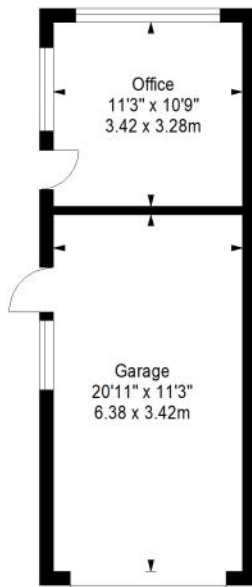


"The house has a modern kitchen and lovely characterful features, with potential for further updates and personalisation."

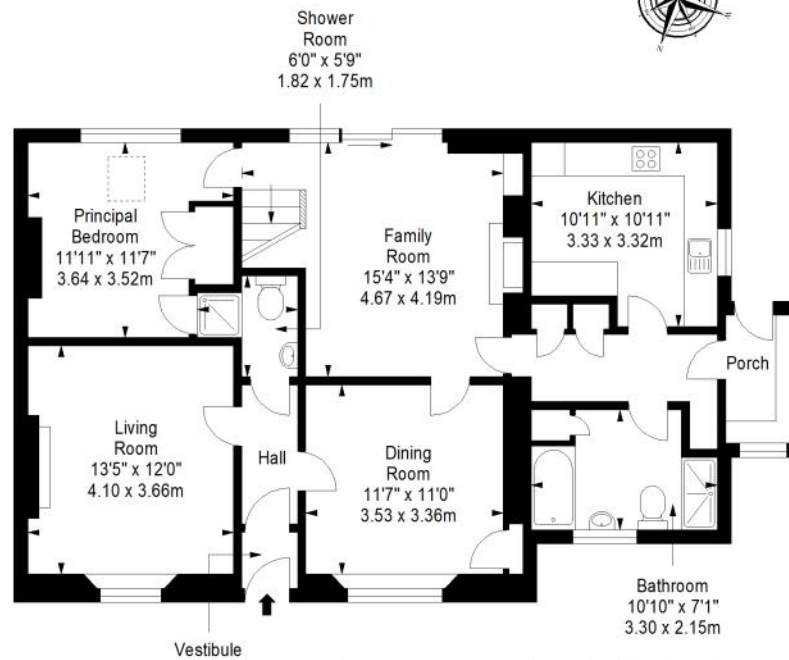


Floorplan

Garage & Office
Approx. 33.5 sq. metres (360.6 sq. feet)

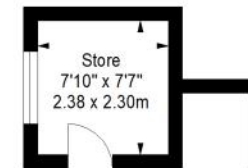


Ground Floor
Approx. 98.0 sq. metres (1054.9 sq. feet)

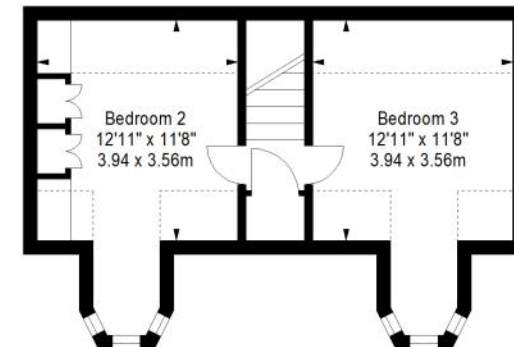


Total area: approx. 135.6 sq. metres (1459.6 sq. feet)

Outbuilding
Approx. 5.6 sq. metres (60.3 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.7 sq. feet)





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