



**McEwan Fraser Legal**

Solicitors & Estate Agents

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30 Clunie Way

STANLEY, PERTH, PH1 4QX

THE LOCATION

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Stanley is a thriving village approximately six miles north of Perth, close to the River Tay. Amenities include a convenience store, butcher, chemist and Post Office together with a primary school and medical centre. Secondary schooling is in Perth or Aberfeldy. Private schools such as Kilgraston, Craigclowan, Strathallan, Glenalmond, Ardveck and Morrisons Academy are all close by.

There are many recreational activities such as hill walking, cycling, horse riding, water sports, skiing, fishing and golf with championship courses at Gleneagles, St Andrews and Carnoustie.

There is a frequent bus service providing access to Perth and further afield to Dunkeld and Pitlochry. The Inveralmond interchange provides access from the A9 to Dundee, Edinburgh, Stirling and Glasgow.



30 CLUNIE WAY

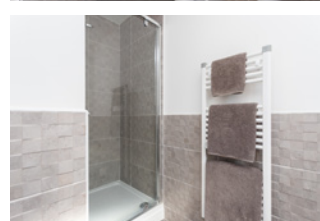
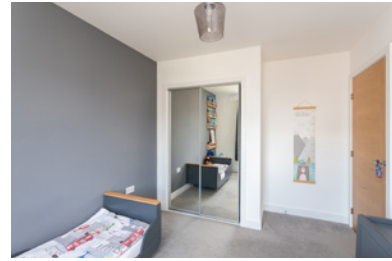
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McEwan Fraser Legal is delighted to market this three-bedroom villa in walk-in condition. Entrance to the property is through the front door into the hallway which leads to the bright lounge. The spacious lounge is pleasantly located to the front with a large window flooding the room with natural light, looking out to the front garden. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall-mounted units with integrated appliances and french doors leading to the rear south-facing garden, also on this level there is a stylish WC.

The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are three spacious good-sized bedrooms on this level with the master offering built-in wardrobes and a lovely en-suite shower room. This completes the accommodation internally.

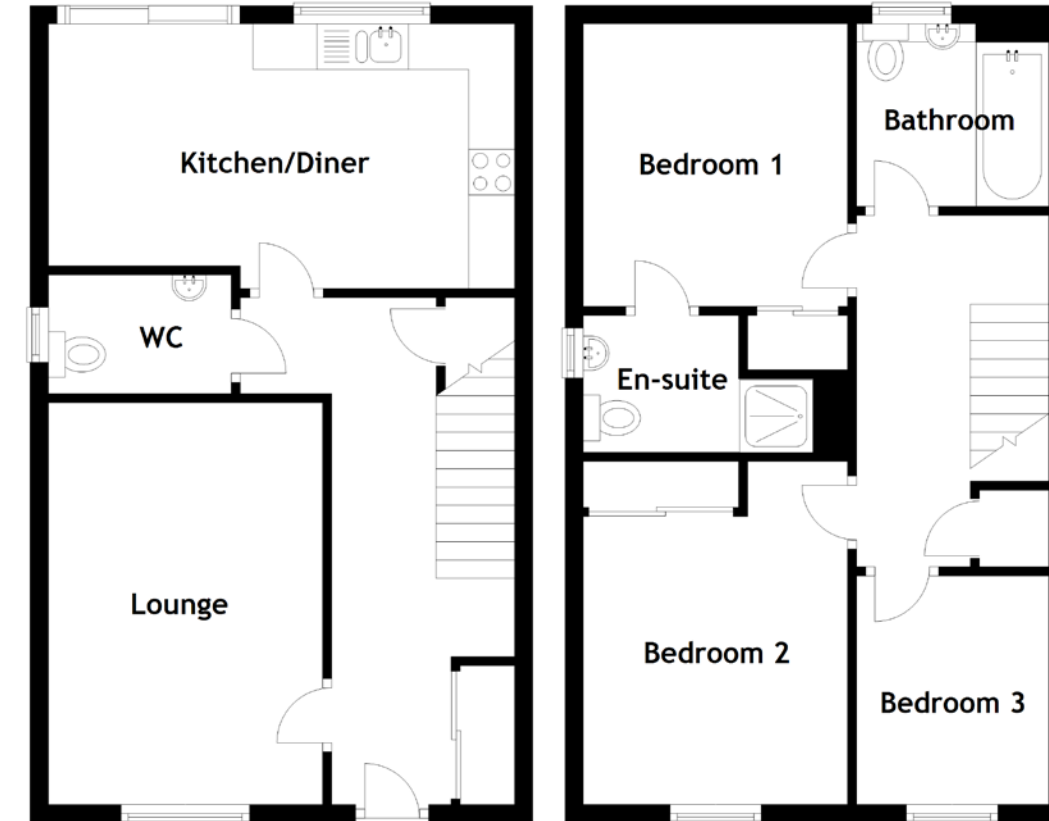
The property further benefits from double glazing, gas central heating and a large driveway. The gardens are immaculate and offer low maintenance. This is a must-see to appreciate the accommodation on offer.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|-------------------------------|
| Lounge | 4.40m (14'5") x 3.00m (9'10") |
| Kitchen/Diner | 5.10m (16'9") x 2.90m (9'6") |
| WC | 2.00m (6'7") x 1.30m (4'3") |
| Bathroom | 2.10m (6'11") x 2.00m (6'7") |
| Bedroom 1 | 3.10m (10'2") x 2.90m (9'6") |
| En-suite | 2.90m (9'6") x 1.50m (4'11") |
| Bedroom 2 | 3.80m (12'6") x 2.80m (9'2") |
| Bedroom 3 | 2.50m (8'3") x 2.30m (7'7") |

Gross internal floor area (m²): 89m²
EPC Rating: B

Extras (Included in the sale): Floor coverings, light fittings, blinds and integrated appliances.

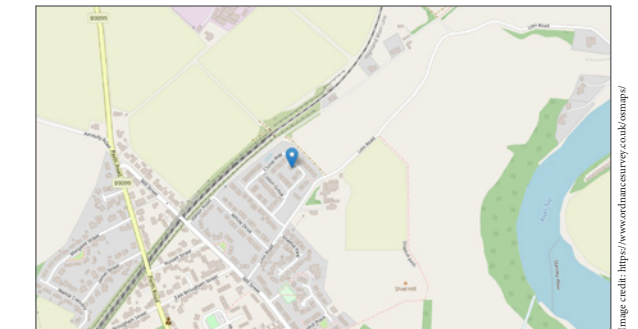


Image credit: <https://www Ordnance Survey.co.uk/omaps/>




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**Part
 Exchange
 Available**

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Text and description
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 Surveyor



Professional photography
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 Photographer



Layout graphics and design
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