A recently refurbished and deceptively spacious three bedroom detached villa benefitting from oil-fired central heating, double glazing, plenty of off-street parking and well maintained and very generous garden grounds.

Rich in charm and character, the property enjoys privacy and convenience in a location within walking distance of the various local amenities including local shops, Spar and Post Office, butcher, newsagent, chemist, doctors surgery, local bus route, nursery, primary school and the highly-regarded Active Kids Adventure Play Park. Many picturesque walks and fishing opportunities can also be enjoyed along the nearby River Tay. The nearby A9, gateway to the Highlands provides access to the city of Perth and the dual-carriageway linking to all the major towns and cities.

AT A GLANCE
Three bedroom detached villa
Three public rooms
Refitted kitchen
Newly built utility room

THE FINER DETAIL
Oil – fired central heating
Double glazing
Plenty of off – street parking
Well maintained garden grounds
EPC Band E
Accommodation is formed over two levels and comprises;
Ground floor – entrance vestibule leading into a central hallway with stairs to the first floor. There are three public rooms on this floor: a bright lounge with wood burning stove and double doors leading to a sitting room and then onto a conservatory overlooking the South facing rear garden. A generous dining room again with wood burning stove which leads into the spacious refitted kitchen which provides access to the newly built utility room and storage area. Also on this floor is a double bedroom with built-in storage and a recently fitted shower room. First floor - The stairs lead up to a landing with a large storage cupboard and study area. There are two bright bedrooms with storage space and also en suite shower room. There is also various access points for additional storage in the eaves space.

To the front of the property there is a neat and tidy area of garden with mature hedging to the boundary. There is also a driveway which is accessed through newly installed gates leading to a detached garage equipped with power and intruder lighting. It also has an additional wood shed and utility storage area at the rear.

The current owners have embarked on a great deal of work to the rear garden which benefits from a very high degree of privacy. The area which offers plenty of space for potentially extending the property comprises of a sheltered patio terrace area with space for tables and chairs, large lawn, variety of trees and wooded areas including some rare mature shrubs and Scotch Pines.
Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

**WOODLAND COTTAGE**
**37 DUCHESS STREET**
**STANLEY PH1 4NG**

EPC Band E

Approx gross internal area 1679 sqft | 156 sqm

Property reference XM1565

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