



5 North Range

Mill Brae | Stanley Mills | Perth

Galbraith

An attractive apartment with spacious accommodation within the historic Stanley Mills.



Forfar 7 miles | Blairgowrie 15 miles | Dundee 19 miles | Perth 29 miles
(All distances are approximate)

Open plan kitchen/living room, 2 bedrooms.

Generous accommodation with ample natural light.

Attractive communal gardens and a pleasant outlook.

Highly accessible location close to the A9.

Within easy reach of Perth, Dunkeld, Dundee and Edinburgh.

Offers Over £150,000

SITUATION

Apartment 5 set within the North Range building of the Historic Stanley Mills situated on the banks of the River Tay. The complex enjoys a highly accessible situation within Perthshire, a county which offers a diverse range of recreational activities including a variety of hill walking routes in the surrounding hills and glens together with winter sports at Glenshee lying approximately an hour's drive north. For the golfer, there is the championship course at Rosemount in Blairgowrie, numerous courses in Perth and the Championship Course at Gleneagles can be accessed in approximately 40 minutes by car. The River Tay, renowned for quality Salmon Fishing, passes the Mills and shooting and stalking can all be taken locally.

The village of Stanley provides good day-to-day amenities including a Post Office with shop, butcher, primary school, churches and a hotel. The City of Perth can be reached in approximately 15 minutes by car and offers a broad range of amenities including national retailers, banks, restaurants, cinema, theatre, concert hall, railway and bus stations. The City of Edinburgh can be reached in just over an hour and offers a further range of big City amenities including an international airport.

DESCRIPTION

Apartment 5 sits within the desirable A listed Stanley mills complex and offers an attractive, well-proportioned apartment set within the historic North Range building. The apartment has bright rooms with ample natural light and offers generous accommodation throughout. There are attractive views over the surrounding countryside.



ACCOMMODATION

Entrance Hall, Kitchen/Living Room, Two Double Bedrooms, Bathroom.

GARDEN

Apartment 5 enjoys access to the communal gardens of Stanley mills. There are pleasant areas of well maintained lawns with mature trees as well as lovely views over the River Tay.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Electric	Band C	D	FTTC	YES

DIRECTIONS

Heading north on the A9 from Perth, exit onto the B9099 signposted "Stanley". Follow the road through the village of Luncarty continuing on until you reach Stanley. After entering Stanley, turn right on to King Street. At the T-junction turn right on to Mill Brae and follow to Stanley Mills, North range is on the left.

POST CODE

PH1 4RE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///coasting.sprinkler.incurs

SOLICITORS

Burnett & Reid, Suite A, 1 Albyn Place, Aberdeen, AB10 1BR. T: 01224 644333

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD.
T: 01738 475 000





FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





HEALTH & SAFETY

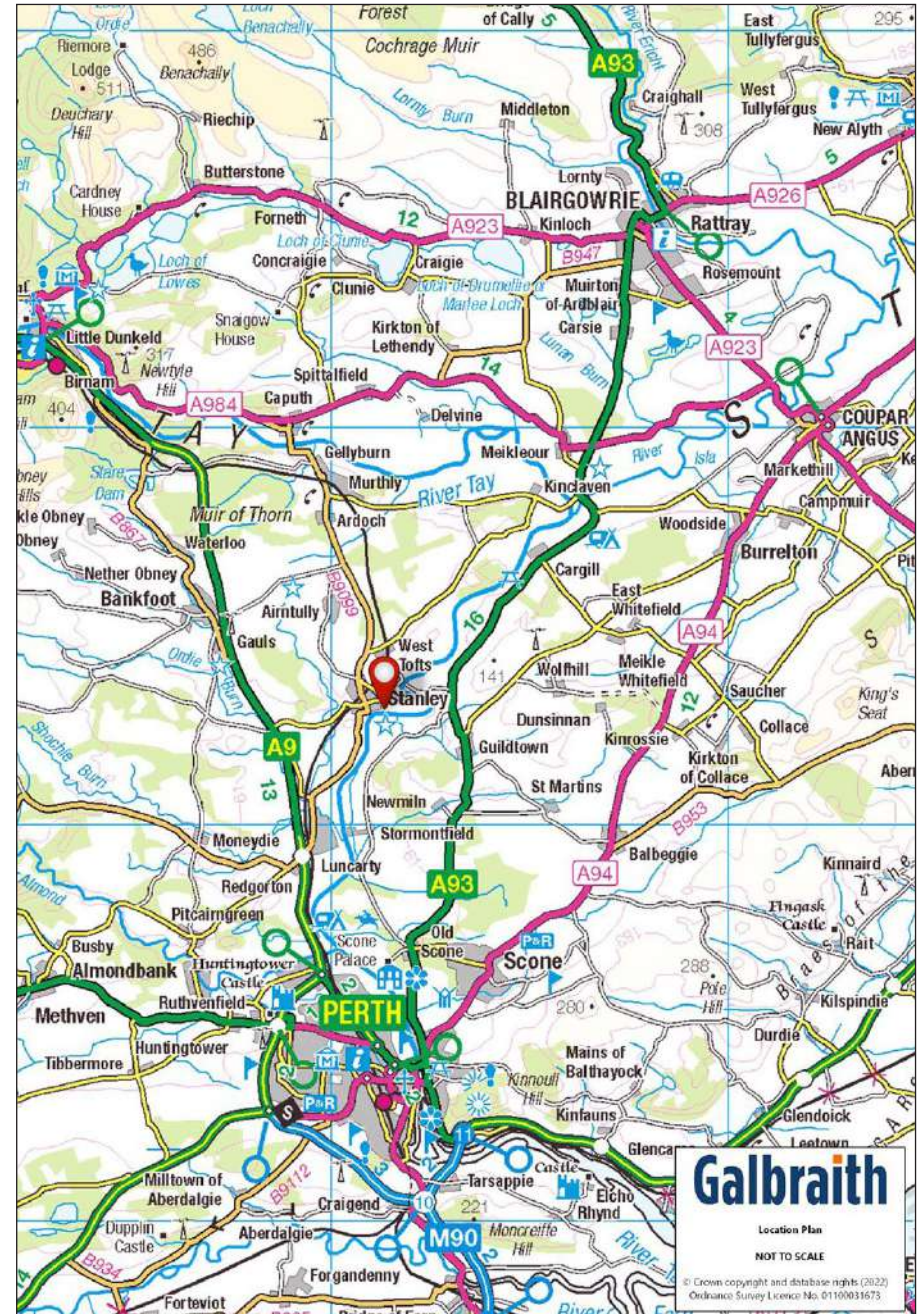
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing.

Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market.

The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in December 2025.

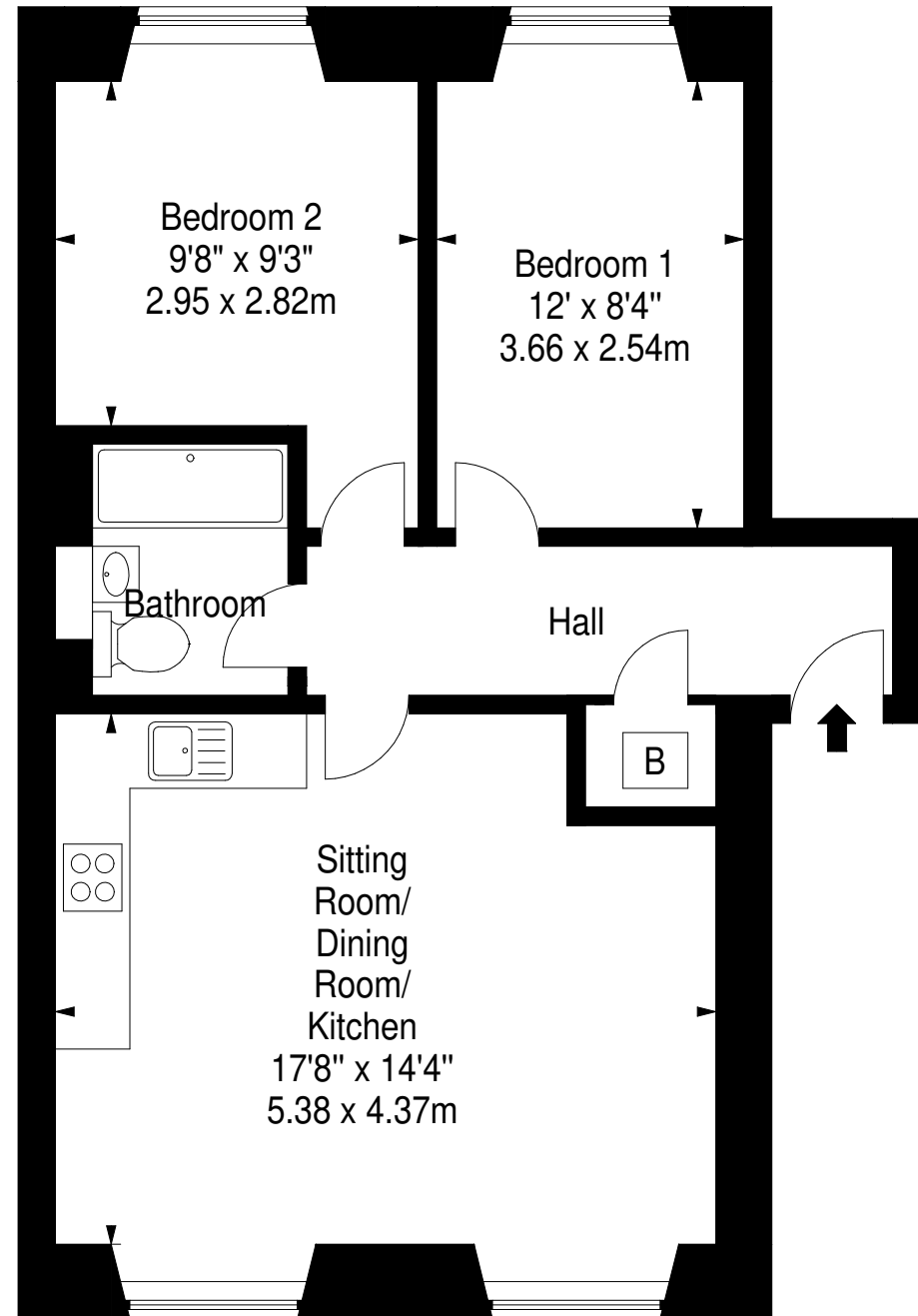
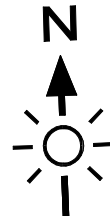


North Range,
Mill Brae,
Stanley Mills,
Stanley,
Perth and Kinross, PH1 4RE



Approx. Gross Internal Area
604 Sq Ft - 56.11 Sq M
For identification only. Not to scale.
© SquareFoot 2025

First Floor





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galbraith.com

Galbraith