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Leading Perthshire Estate Agency

The Cottage, 2 Circus Street, Dunning, Perth, PH2 0RQ

Offers Over £180,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

The Cottage, 2 Circus Street, Dunning, Perth, PH2 0RQ

Many thanks for your interest with The Cottage, 2 Circus Street, Dunning, Perth, PH2 0RQ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

The prestigious conservation village of Dunning boasts a range of local amenities including a convenience store, primary school, Bowling Green, tennis club and nine-hole golf course.

Further amenities and secondary schooling can be found in the neighbouring towns of Auchterader and Perth.

Kilgraston girls' school, Morrisons Academy and Strathallan are also within easy reach, as are the prestigious golf courses at Gleneagles and Auchterarder.



Property Summary

A rare opportunity to purchase this immaculately presented THREE BEDROOM DETACHED COTTAGE situated within the historic village of Dunning. The property offers well-proportioned accommodation comprising entrance hall; bright lounge with feature fireplace; dining kitchen with integrated oven, hob and extractor, together with space for further appliances and complementary tiling to the floor; double bedroom with wall-to-wall fitted wardrobes providing excellent storage facilities and bathroom with white 4 piece suite including a bath and shower on the ground floor level.

There are two further bedrooms on the first floor.

The property benefits from having gas central heating and double glazing throughout. Externally there is a nicely landscaped rear garden which is enclosed and is predominantly laid to lawn with a timber shed and large paved patio are providing an ideal haven for relaxing during the summer months.

Parking is available to the front. Early viewing is highly recommended.



Key property features

- ✓ Detached 3-bedroom cottage
- ✓ Modern décor throughout
- ✓ Dining Kitchen
- ✓ Bright lounge with feature fireplace
- ✓ Bathroom with shower and bath
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Enclosed garden with patio area
- ✓ Stunning location
- ✓ Conservation Village









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



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Floorplans

Ground Floor





Property Room sizes

ENTRANCE HALL

LOUNGE

11' 9" x 10' 2" (3.6m x 3.1m)

KITCHEN

13' 9" x 11' 1" (4.2m x 3.4m)

BEDROOM

11' 9" x 10' 2" (3.6m x 3.1m)

BEDROOM

9' 2" x 7' 2" (2.8m x 2.2m)

BEDROOM

8' 10" x 6' 10" (2.7m x 2.1m)

BATHROOM

7' 6" x 7' 2" (2.3m x 2.2m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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