

### Buying with **Next Home**

Easter Cottage, Muckhart Road, Dunning, Perth, PH2 0RW

Cottage, Muckhart Road, Dunning, Perth, PH2 ORW.

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# 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

We are delighted to bring to the market this deceptively spacious TWO BEDROOM MID TERRACED COTTAGE quietly tucked away in the highly desirable village of Dunning.

The property offers well-proportioned accommodation over 2 floors comprising entrance hall; dining kitchen with integrated fridge, freezer, dishwasher, double oven/grill, hob and extractor together with breakfast bar, recessed shelving and low level storage; lounge with front facing window and gas fire enclosed within surround; sun room with doors to the rear garden; shower room with modern white suite comprising WC, shower cubicle, wash hand basin within vanity unit and storage cupboard and 2 double bedrooms with fitted wardrobes.

There is double glazing and gas central heating throughout. Externally, parking is available on street and the rear garden is enclosed with gravel chips for ease of maintenance. Timber shed.





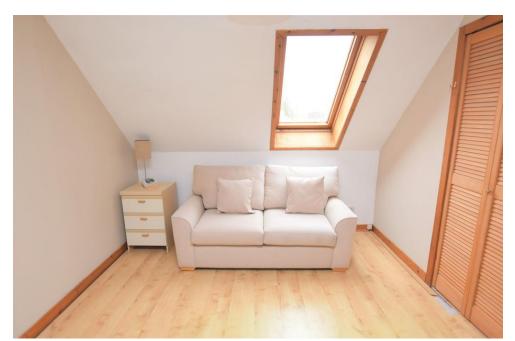
## Key property features

- **⋖** Mid Terraced Cottage
- ✓ Large dining kitchen
- **♥** Spacious lounge
- **У** Sun room with doors to garden
- ✓ 2 Double Bedrooms
- **У** Shower Room
- **♥** Enclosed rear garden
- ✓ Lovely views to the rear
- **♥** On street parking
- **♥** Village location













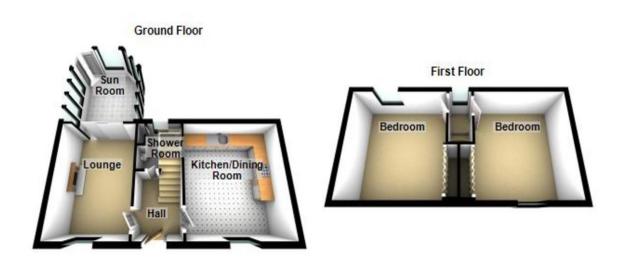








# Floorplans



### Property Room sizes

#### HALL

6' 11" x 5' 5" (2.11m x 1.65m)

DINING KITCHEN

15' 2" x 12' 6" (4.62m x 3.81m)

LOUNGE

15' 4" x 12' 4" (4.67m x 3.76m)

SHOWER ROOM

7' 10" x 5' 3" (2.39m x 1.6m)

**SUN ROOM** 

12'4" x 9' 9" (3.76m x 2.97m)

LANDING

6'9" x 3' 2" (2.06m x 0.97m)

BEDROOM

12'5" x 12' 4" (3.78m x 3.76m)

**BEDROOM** 

12' 4" x 9' 11" (3.76m x 3.02m)

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 roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



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