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Leading Perthshire Estate Agency

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

Offers Over £210,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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0RW

Many thanks for your interest with Easter Cottage , Muckhart Road, Dunning, Perth, PH2 0RW.

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 Auchterarder 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
- ✓ Sun room with doors to garden
- ✓ 2 Double Bedrooms
- ✓ Shower Room
- ✓ Enclosed rear garden
- ✓ Lovely views to the rear
- ✓ On street parking
- ✓ Village location









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 having driveways and gardens. 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



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 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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