

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Taigh-Anna, Perth Road, Dunning, Perthshire, PH2 0RY

Fixed Price £259,500

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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0RY

Many thanks for your interest with Taigh-Anna, Perth Road, Dunning, Perthshire, PH2 0RY.

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 reknown 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.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

# About the Area

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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.





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# Property Summary

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Next Home are delighted to bring to the market this 3/4 bedroom mid-terraced villa situated in the sought after area of Dunning.

The property offers well-proportioned accommodation set over 2 levels comprising: Entrance hall, kitchen/breakfasting room, utility room, a wonderfully spacious lounge/dining room with feature wall, wood-burning stove, space for a variety of large furniture and easy access to the garden via sliding patio doors, shower room, 3/4 double bedrooms, 1 of which is used as a snug and a family bathroom.

The rear garden is fully enclosed with newly built timber fencing and is low maintenance with astro-turf.

Gas central heating and doubler glazing throughout.



# Key property features

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- ✓ 3/4 double bedrooms
- ✓ Ideal family home
- ✓ Rare to the market
- ✓ Close to local amenities
- ✓ Popular residential area
- ✓ Spacious lounge
- ✓ Private garden
- ✓ Wood-burning stove
- ✓ Utility room
- ✓ Ideal for the commuter























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.

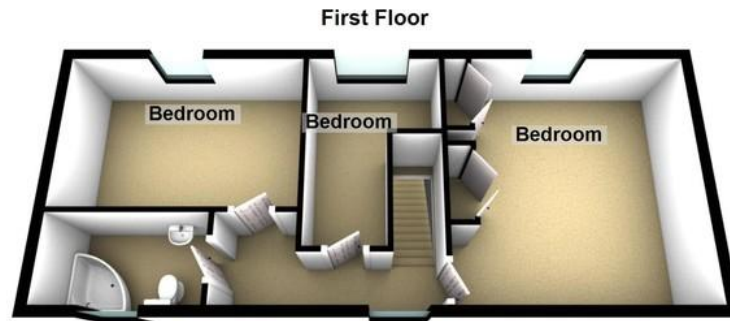
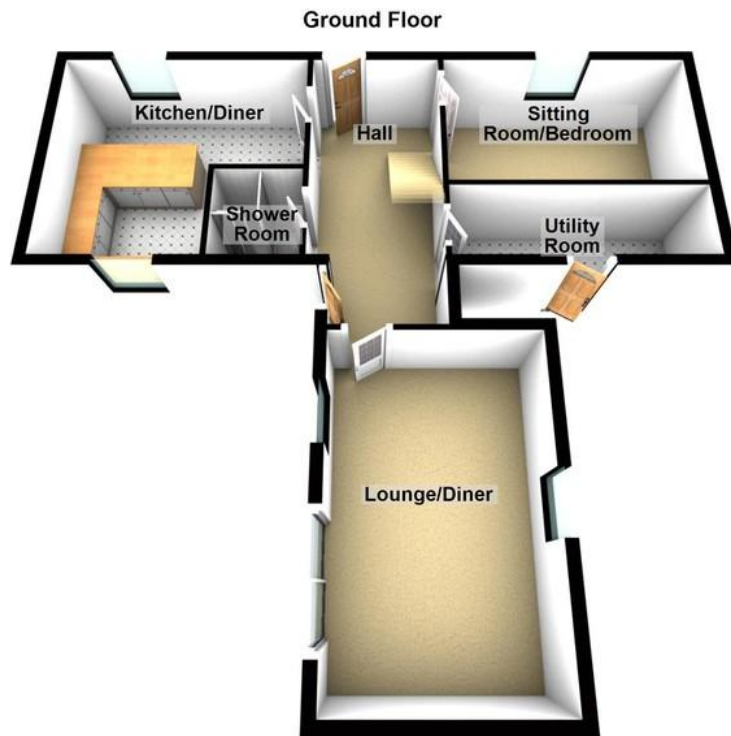


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# Floorplans

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# Property Room sizes

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## HALL

16' 7" x 7' (5.05m x 2.13m)

## BREAKFASTING KITCHEN

15' 6" x 15' 3" (4.72m x 4.65m)

## LOUNGE/DINER

24' x 15' 4" (7.32m x 4.67m)

## SITTING ROOM/BEDROOM

13' 2" x 10' 3" (4.01m x 3.12m)

## UTILITY ROOM

13' 3" x 4' 7" (4.04m x 1.4m)

## SHOWER ROOM

6' 0" x 5' 1" (1.83m x 1.55m)

## LANDING

14' 3" x 6' (4.34m x 1.83m)

## BEDROOM

15' 3" x 13' 1" (4.65m x 3.99m)

## BEDROOM

12' 3" x 8' 9" (3.73m x 2.67m)

## BEDROOM

11' 7" x 8' 4" (3.53m x 2.54m)

## BATHROOM

8' 5" x 6' (2.57m x 1.83m)

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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