

Buy your next home with Next Home

Leading Perthshire Estate Agency

Rowanbank, Thimblerow, Dunning, Perth, PH2 0RT

Offers Invited £245,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Rowanbank, Thimblerow, Dunning, Perth, PH2 ORT

Many thanks for your interest with Rowanbank, Thimblerow, Dunning, Perth, PH2 ORT.

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

Next Home are delighted to bring to the market this deceptively spacious and beautifully presented THREE BEDROOM END TERRACED VILLA situated within a highly desirable and picturesque village of Dunning.

This property offers spacious accommodation comprising entrance hall, lounge with wood-burning stove and provides access to the rear garden, open plan kitchen/dining room with space for a table chairs and warmth is provided by a wood-burning stove, three double bedrooms (principal en-suite) and a family bathroom located on the ground floor.

There is off-street parking to the front of the property which leads to a garden.

The garden is fully enclosed with an easy to maintain lawn.

The property is a listed building so it has single glazing throughout.

Warmth is provided by gas central heating.



Key property features

- ✓ 3 double bedrooms
- ✓ 2 woodburning stoves
- ✓ Popular residential area
- ✓ Ideal for a family
- ✓ Off-street parking
- ✓ Private garden
- ✓ Principal en-suite
- ✓ Gas central heating









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Have a property to sell?

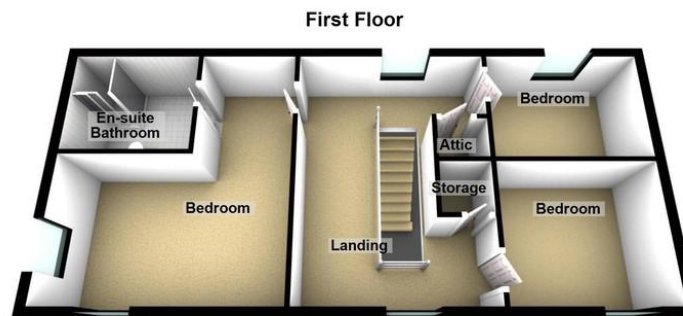
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

11' 6" x 3' 3" (3.51m x 0.99m)

LOUNGE

16' 9" x 11' 3" (5.11m x 3.43m)

KITCHEN/DINING ROOM

16' 9" x 15' 10" (5.11m x 4.83m)

LANDING

13' 6" x 8' 6" (4.11m x 2.59m)

BEDROOM

15' 5" x 14' (4.7m x 4.27m)

ENSUITE

9' 9" x 5' (2.97m x 1.52m)

BEDROOM

13' 4" x 8' (4.06m x 2.44m)

BEDROOM

13' 5" x 7' 3" (4.09m x 2.21m)

BATHROOM

11' 1" x 7' 6" (3.38m x 2.29m)



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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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