



12 CROFT PLACE  
DUNNING, PH2 0SB



## 12 CROFT PLACE, DUNNING, PERTHSHIRE, PH2 0SB

Irving Geddes is delighted to offer for sale this rarely available one bedroom semi-detached bungalow set within a popular residential area, only five minutes walk to the heart of the charming Perthshire village of Dunning. Well proportioned accommodation, which requires a degree of modernisation/ refurbishment, comprises; ENTRANCE VESTIBULE, HALLWAY with attic hatch, LOUNGE/DINING ROOM with two storage cupboards, KITCHEN with larder cupboard, rear HALL with storage and external door, DOUBLE BEDROOM and BATHROOM. The property is warmed by air-source electric central heating, has photovoltaic panels on the roof, and is double-glazed throughout.

There are private enclosed gardens to the front and rear, the front laid to lawn with paved paths. The smaller rear has a drying green laid to lawn and a small plastic shed. An ideal first time buy, offering much scope to create a lovely home, one enjoying a great location in a most popular village.

The sought-after conservation village is within easy reach of Perth (c.10 miles), Auchterarder (c.5miles) and the A9 (c.2miles), and benefits from a primary school, shop, 2 pub/restaurants, 9 hole golf course with club house/ cafe & tennis courts.

### Services

Mains Water, Electric & Drainage. Air source pump heating & SV Panels

**Energy Performance** Rated 'D'      **Council Tax** Band 'A'

**Video Walkthrough** <https://my.matterport.com/show/?m=UosTbJ9cNEX>

**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.

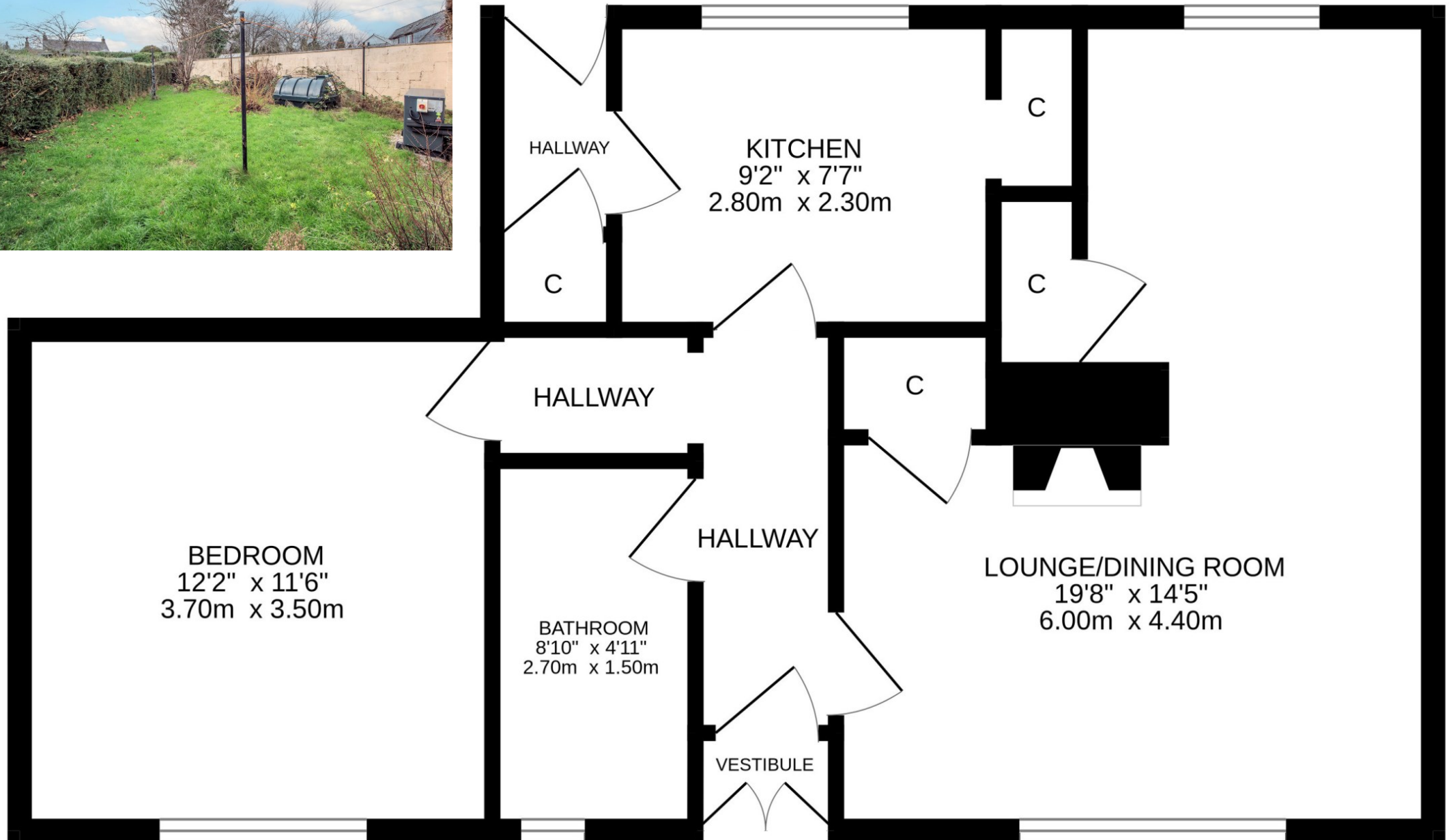
















### Crieff

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### Comrie

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Tel: 01764 670325

### Aberfeldy

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