



TRON VIEW
MUCKHART ROAD, DUNNING,
PH2 0RL

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Irving Geddes are delighted to offer for sale this spacious and flexible mid-terraced three storey traditional stone building of mixed residential and commercial use.

Tron View enjoys a central location within easy walking distance of all local Dunning Village amenities.

The accommodation comprises on the **Ground Floor**; Entrance Doorway to sizeable Double Fronted Office with small Kitchen area, Toilet facilities and additional Rear office.

First floor: Accessed by a private door located to the side of the property with large storage cupboard. A carpeted stairway leads to the first floor accommodation comprising; Hallway, Cloakroom, Double Bedroom/Study, large Storage Room with shelving & pulley, Fitted Dining Kitchen, Large Lounge with three sided bay windows, ornate cornice, ceiling rose & exterior metal decorative balcony.

Top floor: Hallway, Two Double Bedrooms (both en-suite) - the sizeable master bedroom boasts magnificent views from the feature bay windows & en-suite bathroom, the second bedroom offers en-suite shower facilities. There is also a sizeable attic for additional storage.

A rare addition to the market. Tron View is a charming and spacious property full of character, boasting a wealth of period features. Located in a highly sought-after area and likely to have broad appeal, therefore early viewing is advised. N.B. Curtains in lounge & master bedroom will not be included.

Energy Performance 'D' Rating **Council Tax** Band 'D'

Services Mains water, gas, electric and drainage.

Video Tour <https://my.matterport.com/show/?m=9MaSn4uQLVH>

Viewing Strictly by appointment through Irving Geddes.

Dunning is located to the south west of the city of Perth and has a population of about 1000. The village centres around the 12th-13th century former parish church of St. Serf, this is where the Dupplin Cross is displayed. Dunning has a long history with Pictish and Jacobite connections.







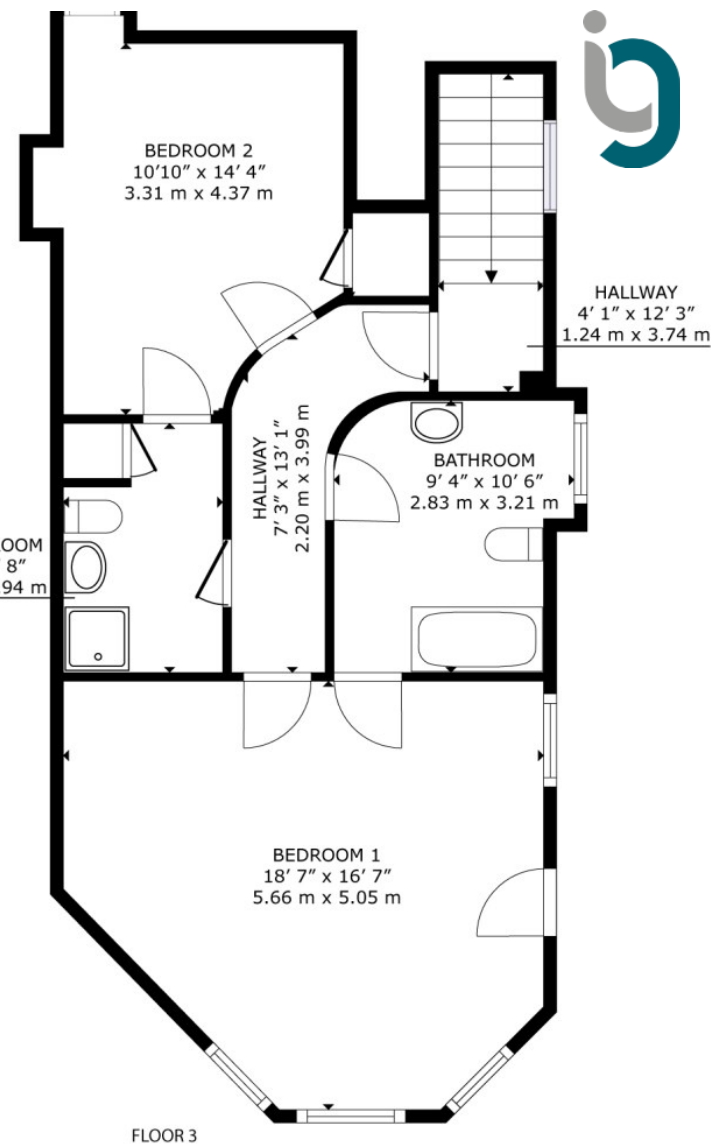
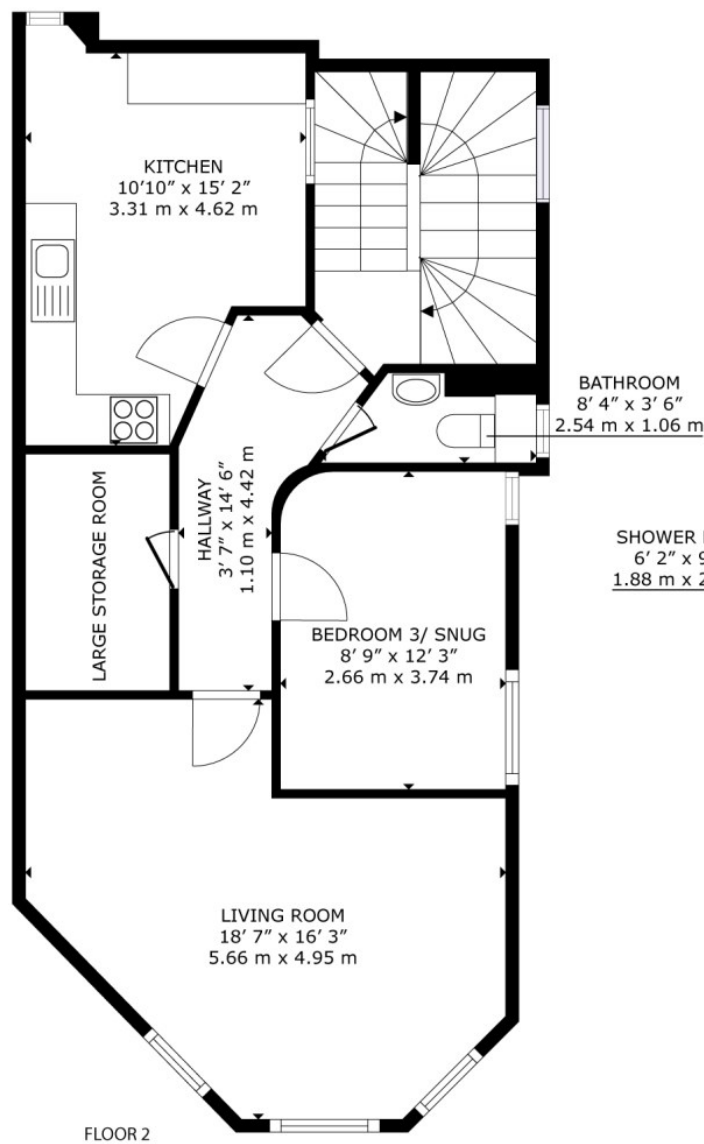
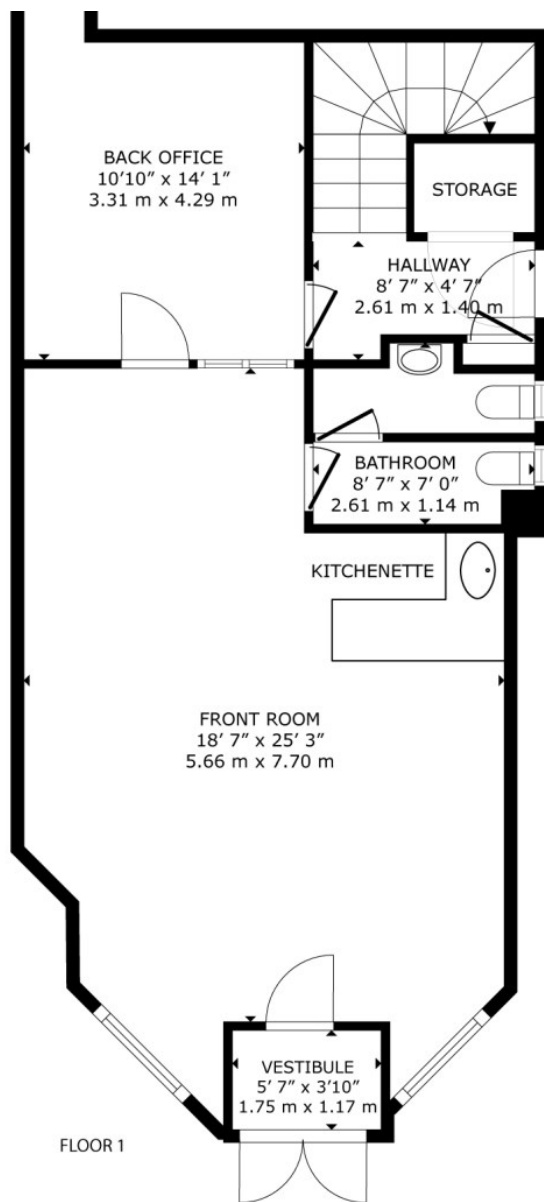












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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.
All measurements are approximate only.





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