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Leading Perthshire Estate Agency

4 Romangate, Dunning, Perth, PH2 0SU

Offers Over £200,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

4 Romangate, Dunning, Perth, PH2 0SU

Many thanks for your interest with 4 Romangate, Dunning, Perth, PH2 0SU.

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

Next Home are delighted to bring to the market this well presented 2 bedroom semi-detached bungalow situated in the sought after village of Dunning.

The property is finished to a high standard throughout and comprises of: entrance hall with built in storage and access to a partially floored loft, spacious lounge with room for a variety of free-standing furniture, tastefully decorated kitchen with breakfast bar, 2 double bedrooms with built in wardrobes and a modern shower room.

Warmth is offered through a newly fitted gas central heating system and the windows are newly fitted fully double glazed throughout.

The property sits on a generous sized plot and is ideal for an extension or the keen gardener with a variety of fruit trees throughout.

There is also a large lawn with lovely uninterrupted views to the countryside and a patio area ideal for hosting in the summer months.



Key property features

- ✓ New gas central heating
- ✓ New double glazing
- ✓ Freshly decorated
- ✓ Modern shower room
- ✓ Partially floored attic
- ✓ Ideal for a keen gardener
- ✓ Popular residential area
- ✓ Lovely countryside views
- ✓ Quiet cul-de-sac
- ✓ Potential to extend.









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

17' 9" x 3' 1" (5.41m x 0.94m)

LOUNGE

14' 6" x 14' 0" (4.42m x 4.27m)

KITCHEN

11' 6" x 9' 6" (3.51m x 2.9m)

BEDROOM

10' 1" x 9' (3.07m x 2.74m)

BEDROOM

10' 1" x 8' 11" (3.07m x 2.72m)

SHOWER ROOM

6' 11" x 5' 6" (2.11m x 1.68m)

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

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