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Leading Perthshire Estate Agency

20 Latch Burn Wynd, Dunning, Perth, PH2 0SP

Offers Over £320,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

20 Latch Burn Wynd, Dunning, Perth, PH2 0SP

Many thanks for your interest with 20 Latch Burn Wynd, Dunning, Perth, PH2 0SP.

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.

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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

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.





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Property Summary

We are delighted to bring to the market this 4 bedroom link-detached villa situated in the sought after village of Dunning.

The property is presented in move-in condition and would make a fantastic home for potential buyers.

This property is set over 2 levels and comprises: Entrance hall with under-stair storage, bright and spacious lounge with ample room for a variety of free-standing furniture, a modern and fully fitted 'Wren' shaker style kitchen with breakfast bar, utility area, dining room, bedroom 4/snug which gives direct access to the rear garden and w/c which are located on the ground floor.

A carpeted stairwell leads to a spacious landing with natural light flowing through a window with a loft hatch to allow access to the attic.

There are 3 double bedrooms with built in storage with the principal bedroom benefitting from an en-suite shower room.

There is also a large family bathroom with a w/c, wash hand basin, bidet, shower and a bath.

To the front of the property there is an easy to maintain lawn and driveway that can fit 2 cars which leads to a single garage.

The rear garden offers wonderful countryside views and privacy. It is mainly laid to lawn with a patio area and raised decking which is set in front of a summer house complete with a wood-burning stove making this ideal for anyone working from home or for a cosy place to sit back and relax.

Gas central heating and double glazing throughout.



Key property features

- ✓ Popular residential area
- ✓ 4 bedrooms
- ✓ Countryside views
- ✓ Gas central heating
- ✓ Garage
- ✓ Summer house
- ✓ 'Wren' fully fitted kitchen
- ✓ Principal en-suite
- ✓ Good storage
- ✓ Ideal family home















Have a property to sell?

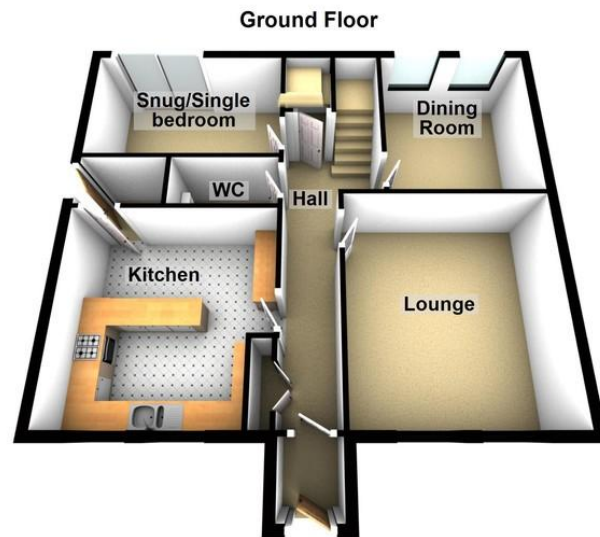
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

PORCH

WC

7' 5" x 3' 5" (2.26m x 1.04m)

LOUNGE

14' 4" x 12' 11" (4.37m x 3.94m)

KITCHEN

13' 4" x 11' 1" (4.06m x 3.38m)

DINING ROOM

10' 9" x 10' (3.28m x 3.05m)

SNUG/BEDROOM

11' 2" x 7' (3.4m x 2.13m)

LANDING

BEDROOM

11' 8" x 10' 5" (3.56m x 3.18m)

ENSUITE

7' x 5' 3" (2.13m x 1.6m)

BEDROOM

10' 8" x 10' 7" (3.25m x 3.23m)

BEDROOM

10' 4" x 10' 1" (3.15m x 3.07m)

BATHROOM

9' 11" x 7' 10" (3.02m x 2.39m)

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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63 – 65 George Street, Perth	01738 44 43 42	1a James Square, Crieff.....	01764 65 00 44
41 - 43 Allan Street, Blairgowrie.....	01250 39 80 02	211 High Street, Auchterarder.....	01764 66 36 66
47a Atholl Road, Pitlochry.....	01796 54 80 14	Email sales@nexthomeonline.co.uk	

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