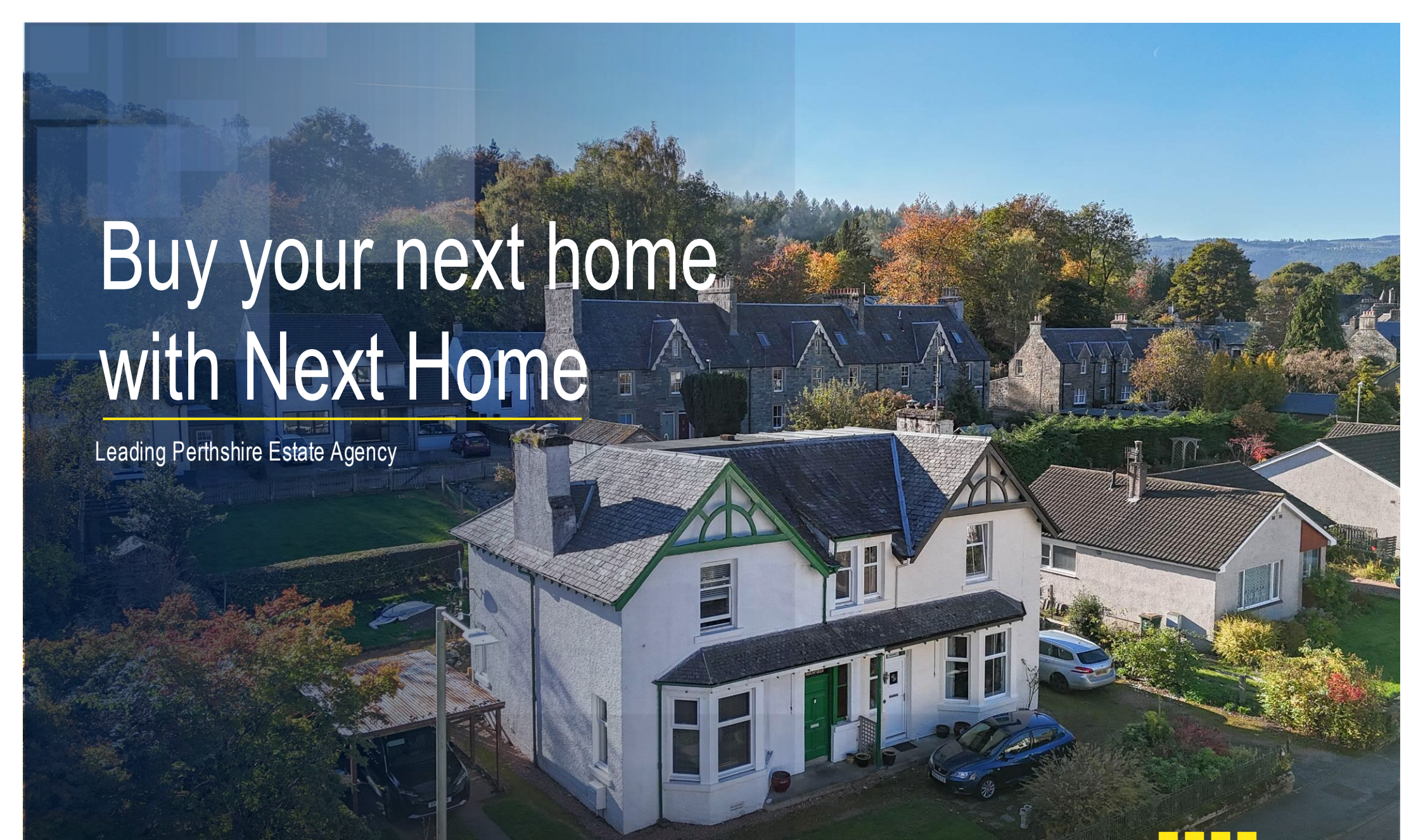




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Rockfield, Perth Road, Birnam, Dunkeld, PH8 0DH

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Buying with Next Home

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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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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

Set on opposite banks of the winding River Tay, the twin villages of Birnam and Dunkeld lie in the heart of Scotland's scenic Perthshire. Steeped in history — Dunkeld's medieval cathedral and Birnam's association with the famed "Birnam Wood" of Shakespearean lore add depth and character. Beyond the heritage, these villages offer a vibrant community spirit with charming independent shops, cafés and galleries, alongside cultural venues such as the arts centre in Birnam.

The natural setting is spectacular — ancient woodland, riverside paths and the nearby Hermitage with its dramatic Douglas firs and waterfall attract walkers, cyclists and nature-lovers alike. With excellent transport links (including the railway station at Dunkeld & Birnam) and a countryside location that feels both tranquil and connected, this area delivers a rare combination of heritage, lifestyle and accessibility.



Property Summary

We are delighted to bring to the market this this appealing three-bedroom semi-detached home offers generous accommodation and traditional charm. With a flexible layout, good-sized garden, and off-street parking, it provides a wonderful opportunity to create a beautiful family home in one of Perthshire's most desirable settings.

The property is entered through a vestibule, opening into a welcoming hallway that leads to the main living areas. The front lounge benefits from a lovely bay window that fills the room with natural light and features a bespoke media wall, adding character and practicality.

The accommodation flows into a separate dining room, ideal for family gatherings or entertaining, and a kitchen with a useful pantry, offering ample scope for modernisation to suit personal tastes and needs.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, each offering plenty of space and potential for updating. The home retains a sense of warmth and character throughout, making it a superb canvas for refurbishment and redecoration.

Externally, the property enjoys off-street parking for multiple vehicles and a good-sized rear garden, mainly laid to lawn — perfect for outdoor relaxation or family use, with space for landscaping or extension subject to planning consent



Key property features

- ✓ Rare to the market
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ Conservation area
- ✓ Gas central heating
- ✓ Great potential
- ✓ Large garden
- ✓ Close to local amenities
- ✓ Walking distance to town centre
- ✓ Ample room to extend









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

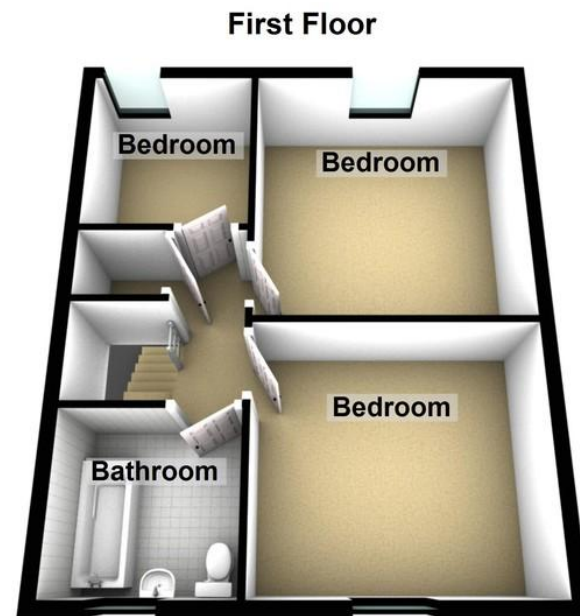
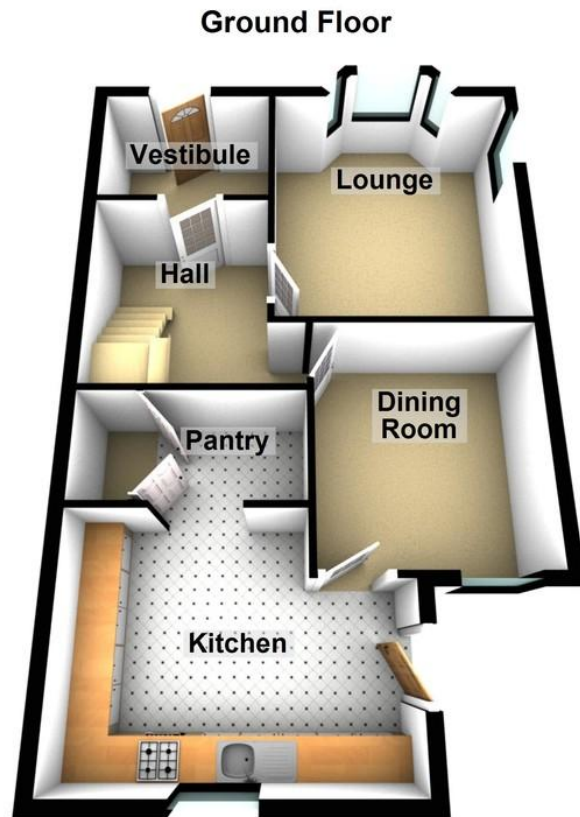
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

6' 2" x 4' 8" (1.88m x 1.42m)

HALL

13' x 6' 2" (3.96m x 1.88m)

LOUNGE

15' 6" x 13' 5" (4.72m x 4.09m)

DINING ROOM

13' 4" x 12' 3" (4.06m x 3.73m)

KITCHEN

13' 5" x 11' 5" (4.09m x 3.48m)

PANTRY

6' 5" x 6' 0" (1.96m x 1.83m)

LANDING

BEDROOM

14' 2" x 11' 3" (4.32m x 3.43m)

BEDROOM

12' 8" x 11' 9" (3.86m x 3.58m)

BEDROOM

10' 6" x 7' 2" (3.2m x 2.18m)

BATHROOM

7' 5" x 6' 8" (2.26m x 2.03m)

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.



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

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