

Buy your next home with Next Home

Leading Perthshire Estate Agency

Sunnydale, Thorntree Square, Dunning, Perth, PH2 0RP

Offers Over £199,950

■■■■
NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

Sunnydale, Thorntree Square, Dunning, Perth, PH2
0RP

Many thanks for your interest with
Sunnydale, Thorntree Square, Dunning,
Perth, PH2 0RP.

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 reknown 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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a 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

Dunning is a picturesque village in Perthshire, set at the foot of the Ochil Hills and surrounded by open countryside. Known for its strong sense of community and historic charm, the village features traditional stone cottages, a local shop, café, primary school and welcoming pub.

Dunning offers a peaceful rural lifestyle while remaining well connected, with easy access to Perth, Stirling and the wider Central Belt.

The surrounding area provides excellent opportunities for walking, cycling and outdoor pursuits, making it ideal for those seeking a balance of village living and scenic natural surroundings.





Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market Sunnydale, an immaculately presented three-bedroom home that successfully blends period character with modern living, set within the heart of the sought-after village of Dunning.

The property is accessed through an entrance hall and opens into a welcoming and spacious lounge, a warm and inviting space centred around a wood-burning stove. From here, double doors lead through to a beautifully finished kitchen and dining area, forming the true hub of the home.

The shaker-style kitchen is complemented by a large central island, ample worktop space and room for a dining table and chairs, while patio doors provide direct access to a charming courtyard garden, ideal for outdoor dining and entertaining.

A modern shower room is conveniently located on the ground floor, adding flexibility and practicality to the layout. Also at this level is a large double-length garage, offering excellent storage or potential for conversion, subject to the relevant consents.

On the upper floor, the accommodation comprises three well-finished bedrooms, including two generous doubles and a study, all presented to a high standard. A contemporary family bathroom completes the first-floor layout.

Throughout, the property retains a strong sense of character while benefiting from thoughtful modernisation, creating a home that feels both stylish and comfortable. Further benefits include gas central heating.



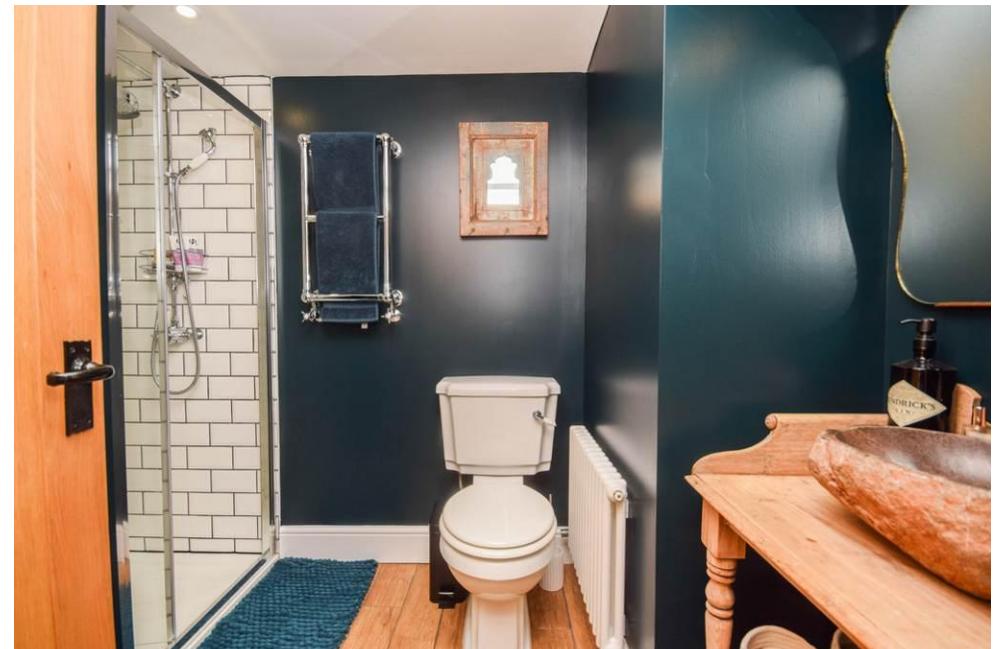
Key property features

- ✓ 3 bedrooms
- ✓ Immaculately presented
- ✓ Shaker style kitchen
- ✓ Popular residential area
- ✓ Ideal for a first time buyer
- ✓ Modern shower room & bathroom
- ✓ Modern finishes throughout
- ✓ Gas central heating
- ✓ Wood-burning stove
- ✓ Large garage with potential for conversion











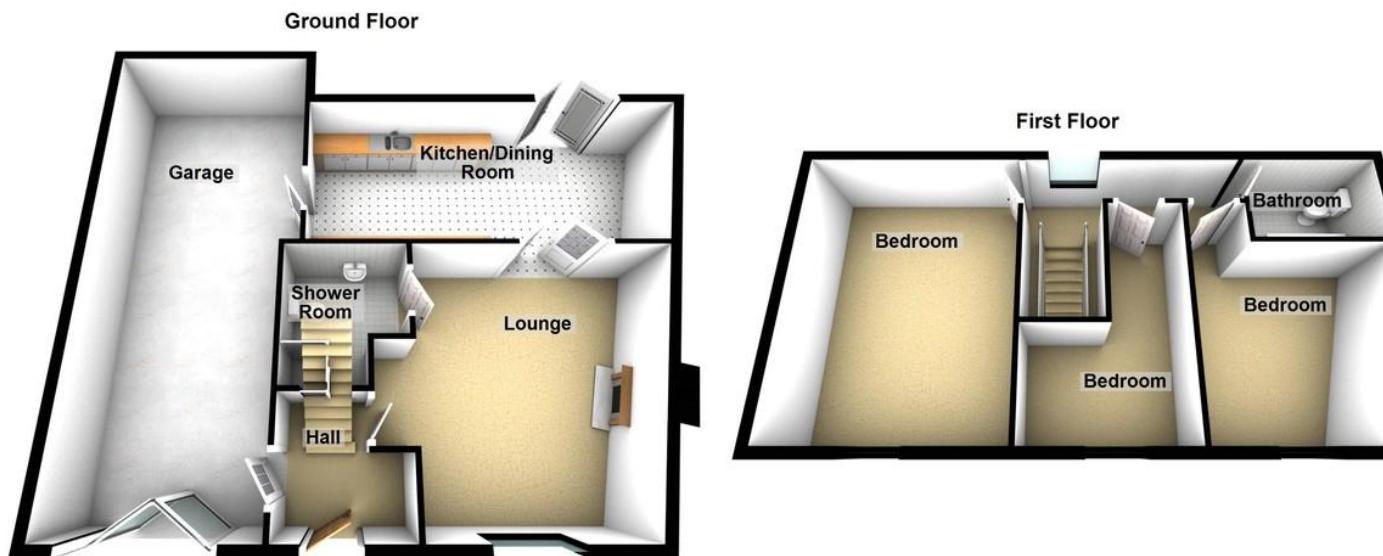


Have a property to sell?

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



Floorplans





Property Room sizes

HALL

7' 3" x 3' 2" (2.21m x 0.97m)

LOUNGE

16' 8" x 15a' 8" (5.08m x 4.78m)

KITCHEN

15a' 4" x 10' 3" (4.67m x 3.12m)

DINING AREA

10' 5" x 10' 5" (3.18m x 3.18m)

SHOWER ROOM

7' 6" x 6' 7" (2.29m x 2.01m)

BEDROOM

15' 6" x 12' 7" (4.72m x 3.84m)

BEDROOM

12' 2" x 10' 9" (3.71m x 3.28m)

BEDROOM

12' 1" x 7' 5" (3.68m x 2.26m)

BATHROOM

9' x 4' 9" (2.74m x 1.45m)

GARAGE

38' 7" x 13' (11.76m x 3.96m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXT HOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be
members of the Property
Ombudsman Scheme