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Leading Perthshire Estate Agency

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

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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

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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

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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.





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# Property Summary

Next Home are delighted to bring to the market Sunnysdale, 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

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- ✓ 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



























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the most accurate valuation.

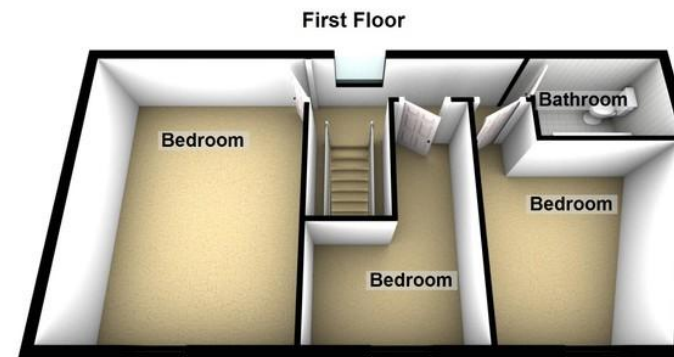
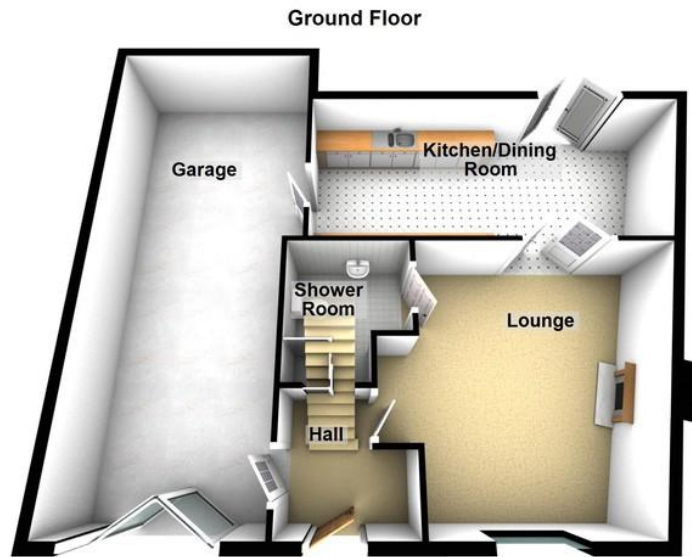


## NEXTHOME

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# Floorplans

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# 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.



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