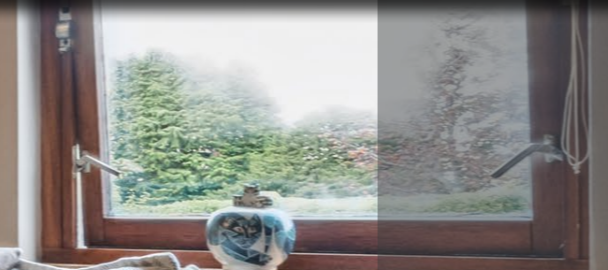


3 The Glebe Dunning, Perthshire, PH2 0RF





3 The Glebe Dunning, Perthshire, PH2 0RF

- Impressive detached home
- Six bedrooms offering flexible space
- Generous corner plot with privacy
- Private garden grounds for relaxation
- Double garage and wealth of parking

- Peaceful cul-de-sac location
- Ample storage throughout the home
- Flexible living areas for various uses
- Gas central heating and double glazing
- Close to amenities and travel links

Nestled within the picturesque village of Dunning in Perthshire, this exceptional detached home presents a rare opportunity to enjoy a spacious and versatile living environment. With two reception rooms, six bedrooms, a separate office, and two bathrooms, this home is perfect for a growing family, those who work from home or love to entertain in style. Situated on a generously sized corner plot, the house enjoys a very private and peaceful position, with beautifully enclosed garden grounds that offer a secluded outdoor retreat. The privacy of the garden makes it perfect for quiet relaxation, family gatherings, or entertaining friends in a serene environment.

The standout feature of this property is its expansive and flexible living space, offering endless possibilities for how you can tailor the rooms to your lifestyle. Whether it's creating additional work-from-home areas, hobby rooms, or spaces for guests, this home provides the room to adapt to your needs. Parking is no concern here, with a double garage and space for multiple vehicles—a rare luxury that adds to the convenience of this home. The combination of ample parking and a private, peaceful setting ensures this property is both practical and exclusive. Located in a sought-after cul-de-sac, this home provides a tranquil lifestyle while still being conveniently close to travel links and local amenities. From peaceful afternoons in the garden to exploring nearby shops and restaurants, this home offers the best of both worlds. Additionally, with extensive storage throughout the house, you'll have all the space you need to keep your home organised and clutter-free.





3 The Glebe Dunning, Perthshire





3 The Glebe Dunning, Perthshire



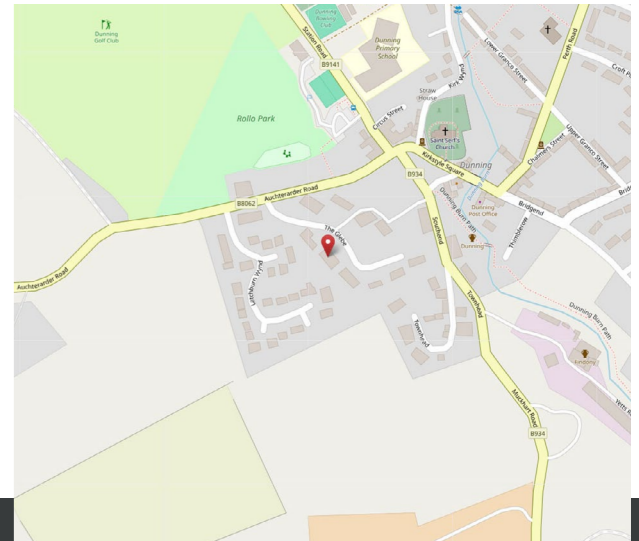
3 The Glebe Dunning, Perthshire



LOCATION

Dunning is a picturesque and historic village in Perthshire, nestled at the base of the Ochil Hills. Known for its charming countryside setting and welcoming community, Dunning offers a peaceful, rural lifestyle while maintaining easy access to the nearby city of Perth. The village boasts several historic landmarks, including the 12th-century St. Serf's Church, home to the famous Dupplin Cross, a striking Pictish stone. With its traditional architecture, scenic surroundings, and a rich heritage, Dunning is perfect for those who appreciate the blend of history and nature.

The village itself has a strong sense of community, with local shops, cozy pubs, and a variety of walking trails, making it ideal for outdoor enthusiasts. Despite its tranquil setting, Dunning is conveniently located near major travel routes, providing quick access to Perth and beyond. It's a highly sought-after destination for those seeking a serene village atmosphere without sacrificing modern conveniences.



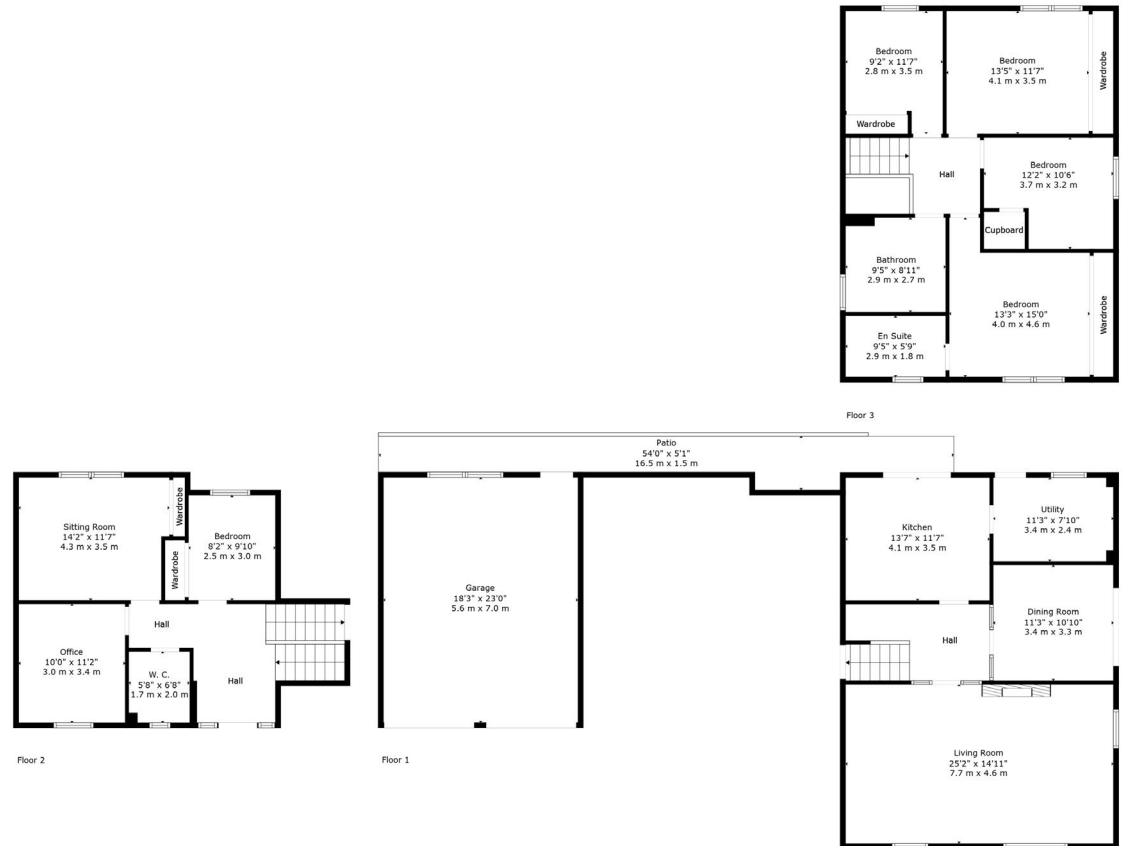


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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



TOTAL: 2320 sq. ft, 215 m2
 FLOOR 1: 865 sq. ft, 80 m2, FLOOR 2: 589 sq. ft, 55 m2, FLOOR 3: 866 sq. ft, 80 m2
 EXCLUDED AREAS: GARAGE: 421 sq. ft, 39 m2, PATIO: 196 sq. ft, 18 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>