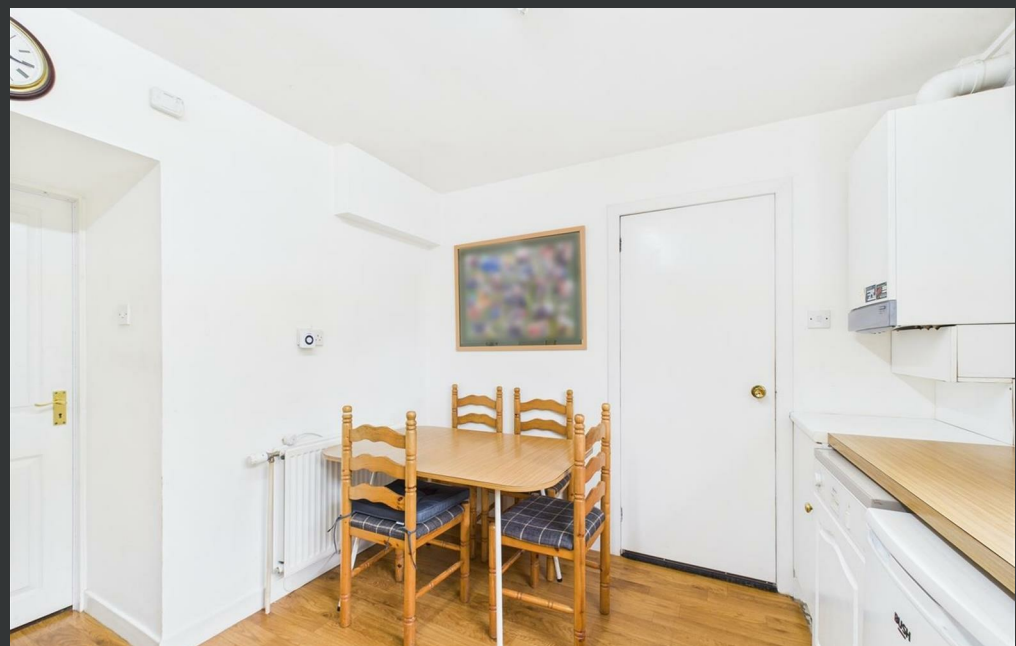
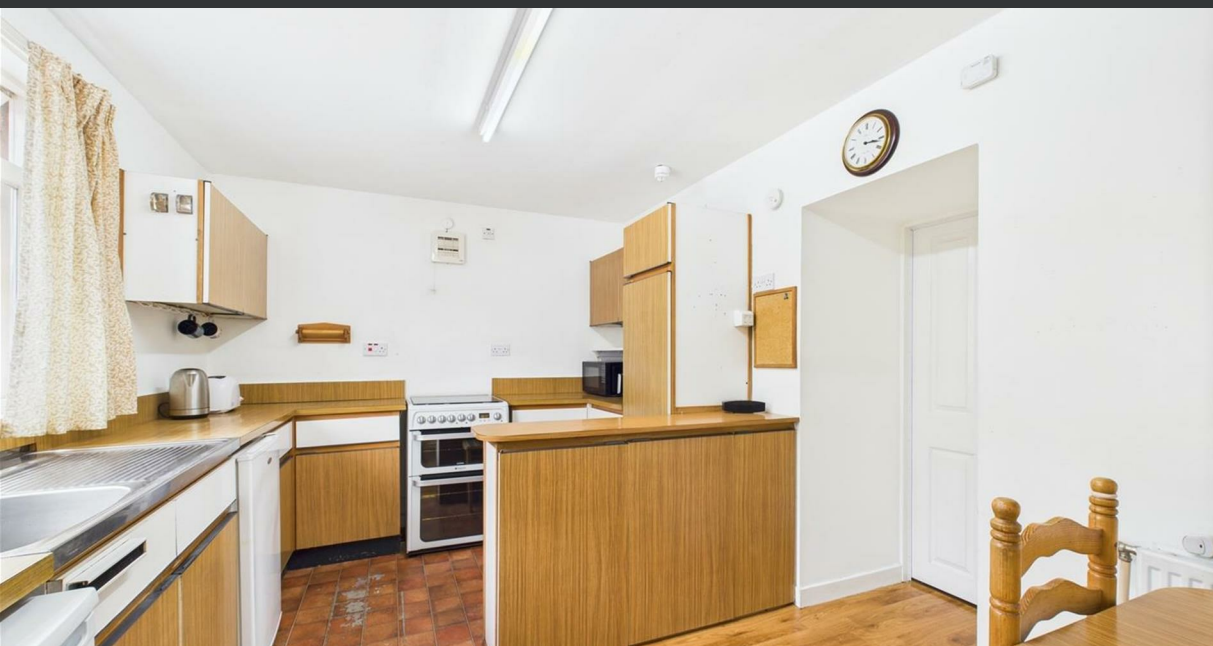




Beechlea Auchterarder Road, Dunning, PH2 0RJ  
Offers over £300,000

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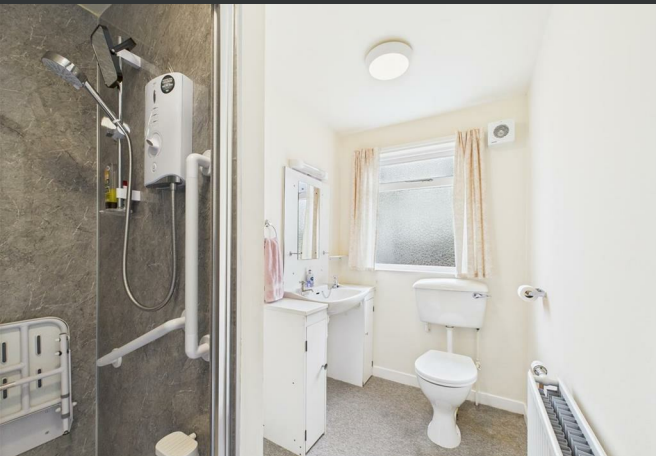
# Beechlea Auchterarder Road Dunning, PH2 0RJ

- Four generously sized bedrooms
- Spacious breakfasting kitchen with pantry
- Large private garden with lawn and drying area
- Ample off-street parking
- Village centre location
- Two comfortable and bright reception rooms
- Family bathroom and additional WC
- Detached garage/store/workshop
- Stone-built traditional cottage charm
- Gas central heating & double glazing

Nestled in the heart of the charming village of Dunning, Beechlea is a deceptively spacious, traditional stone-built home offering an excellent opportunity for those seeking flexible living with generous external space. This much-loved property boasts four bedrooms, two reception rooms, a family bathroom, and breakfasting kitchen, with scope for cosmetic upgrades to personalise. The accommodation spans two levels and is ideal for multi-generational living or those working from home.

Externally, the property truly shines, offering a private and well-maintained rear garden which provides direct access to Rollo Park and Dunning Golf Course, ample off-street parking, and a substantial detached garage with workshop and store—perfect for hobbyists, storage, business use or even conversion into a separate dwelling - subject to the necessary permissions being obtained. Initial plans and drawings that were previously produced by an architect can be available upon request. A rare find in a sought-after location, Beechlea is ideal for families, downsizers, or buyers seeking a peaceful lifestyle while staying well connected.

Offers over £300,000







## Location

Dunning is a picturesque and welcoming village nestled between Perth and Auchterarder, renowned for its rich history and strong community feel. With a primary school, shop, pub, golf club, and regular events, it offers an exceptional quality of life in a peaceful rural setting. Ideal for commuters, Dunning benefits from excellent transport links via the nearby A9, making Perth, Stirling, and even Edinburgh easily accessible. Surrounded by rolling countryside and with beautiful walks on the doorstep, it's perfect for those who want both convenience and the tranquillity of village living. Beechlea offers rare access to this enviable lifestyle.





