

Beechlea Auchterarder Road, Dunning, PH2 ORJ Offers over £300,000

















Beechlea Auchterarder Road Dunning, PH2 ORJ

- 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

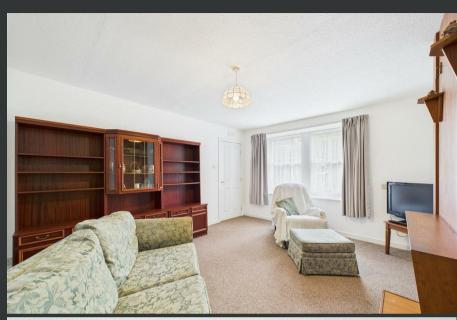
Nestled in the heart of the charming village of Dunning, Beechlea is a deceptively spacious, traditional stone-built home offering an excellent opportunity for those seeking flexible living with generous external space. This much-loved property boasts four bedrooms, two reception rooms, a family bathroom, 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.





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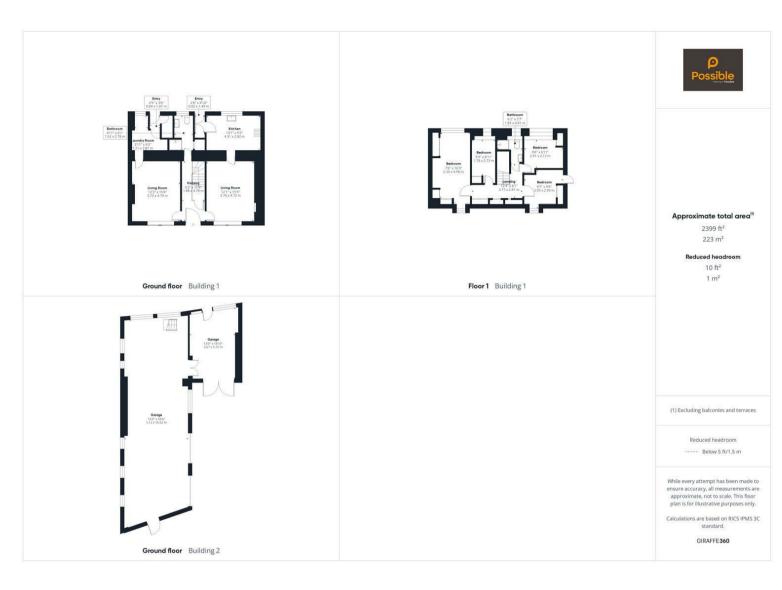


Location

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.









Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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