



**Premier
Properties**
Perth



2 The Glebe, Perth, PH2 0RF Offers Over £519,950

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Dunning is a charming conservation village lying just 2 miles from the A9 which provides ease of access to Perth, Auchterarder, Crieff, Stirling and the wider Central belt. It is a popular commuter base which offers local amenities including a primary school, convenience store, a 9-hole golf course, village hall, tennis club and other local businesses. There is a fantastic range of country pubs, restaurants and takeaway options in Dunning and the nearby village of Auchterarder. Further amenities can be found in Crieff or the nearby city of Perth, which is approximately 15 minutes away by car. Secondary schooling is available in Auchterarder and Perth which can also be accessed by bus services from the village and the independent schools of Morrisons Academy and Strathallan are also within easy reach.

The property would make the ideal family home, offering bright & spacious accommodation throughout comprising:

GROUND FLOOR: Welcoming entrance hall, sitting room with fireplace, bedroom, study and toilet.

LOWER GROUND FLOOR: Hall, lounge, dining room with conservatory off, kitchen and utility room.

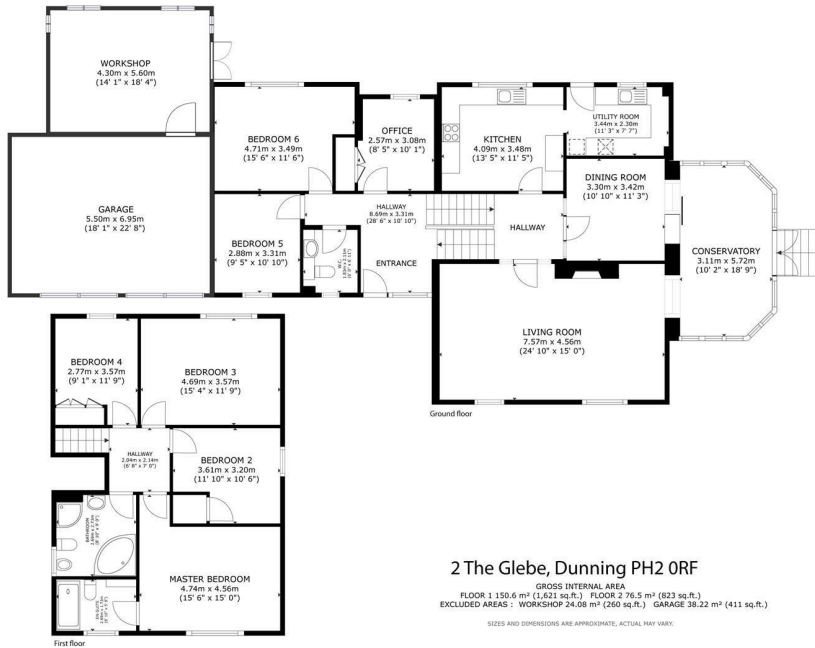
FIRST FLOOR: Landing, principal bedroom with ensuite shower room with WC, three further bedrooms and bathroom with WC.

Warmth is offered through gas central heating and the windows are double glazed throughout. The property also benefits from a security alarm system.

Externally, there is a large, gravelled driveway leading to the double garage, providing light and power. Further to this, there is a large workshop to the rear with a floored, loft storage area. Extensive, well maintained garden grounds surround the property featuring areas of lawn, colourful shrubs, plants and trees along with a slabbed patio and lovely seating area. There are also two timber sheds providing further storage.

- Five Bedrooms
- Village Location
- Move In Condition
- Fireplace
- Double Glazing
- Gas Central Heating
- Large Garden
- Workshop
- Conservatory
- Double Garage





2 The Glebe, Dunning PH2 0RF
 GROSS INTERNAL AREA
 FLOOR 1 150.6 m² (1,621 sq.ft.) FLOOR 2 76.5 m² (823 sq.ft.)
 EXCLUDED AREAS - WORKSHOP 24.08 m² (260 sq.ft.) GARAGE 38.22 m² (411 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		66	
			58
		76	69
Scotland	EU Directive 2002/91/EC		Scotland



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