

Simple Approach



**Dunira St. Ninians Road, Blairgowrie  
PH11 8AP**

**Offers over £185,000**



This attractive detached bungalow, located on the sought-after St. Ninians Road in Alyth, offers bright, comfortable living in a peaceful setting. The property is well-presented throughout and designed to suit a wide range of buyers, from first-time purchasers to those seeking a retirement home.

On entering, you are welcomed by a practical entrance vestibule, leading into a bright front-facing lounge that enjoys an abundance of natural light. The heart of the home is the sizeable, modern kitchen, complete with ample units and space for dining – perfect for family meals or entertaining guests. The property further benefits from two generous bedrooms, offering versatile accommodation, along with a well-appointed shower room. Comfort is assured with gas central heating and double glazing throughout.

Externally, the bungalow is complemented by a well-maintained private rear garden, providing an ideal outdoor space for relaxation or gardening. To the front, a driveway offers convenient off-street parking. Situated in a desirable residential area, this home combines practical features with a welcoming layout, making it an excellent choice for those looking to settle in the popular town of Alyth.

### **Lounge**

13'8" x 15'7" (4.17 x 4.77)

### **Kitchen / Dining Area**

18'1" x 12'0" (5.52 x 3.66)

### **Bedroom One**

14'11" x 13'7" (4.55 x 4.16)

### **Bedroom Two**

11'3" x 8'9" (3.45 x 2.67)

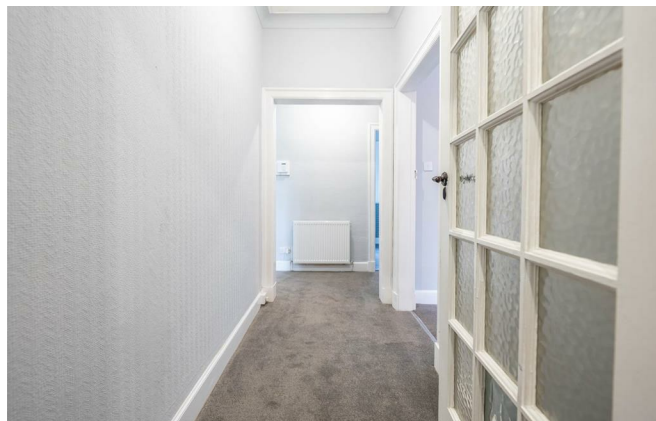
### **Shower Room**

5'8" x 7'8" (1.73 x 2.35)



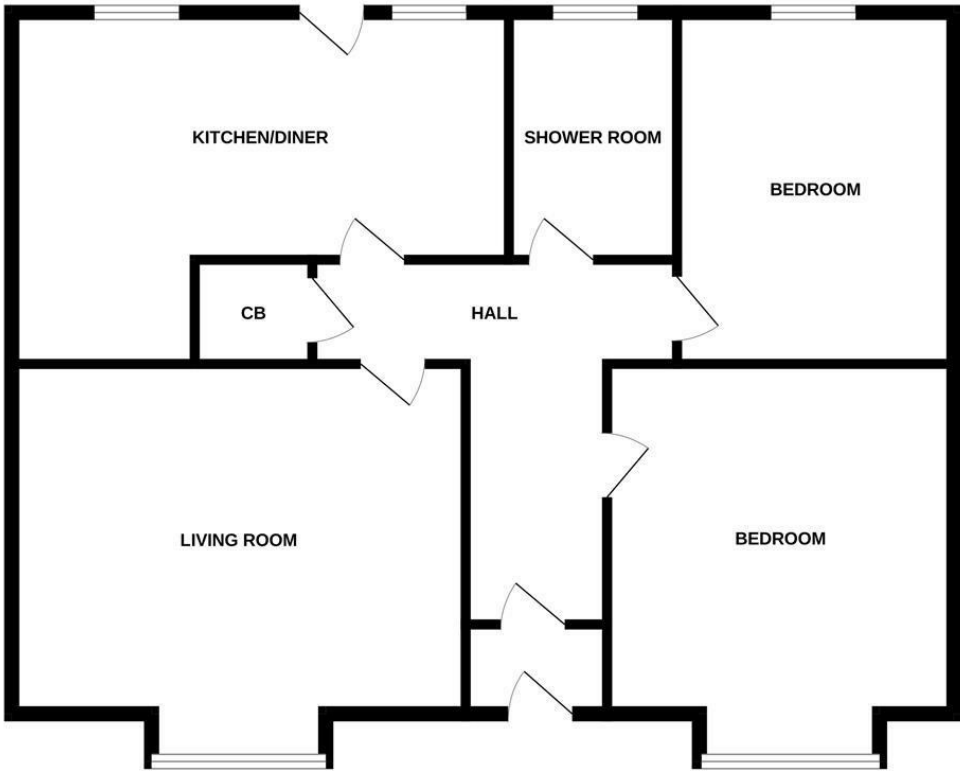


- Detached Bungalow
- Bright Front Facing Lounge
- Private Driveway
- Partially Floored Large Open Attic With A Ramsay Ladder For Access With Scope For Conversion
- Two Generous Bedrooms
- Sizeable Kitchen/Dining Area
- Well Maintained Rear Garden
- Highly Sought After Location, Close Local Amenities
- Gas Central Heating & Double Glazing
- New Carpets Throughout

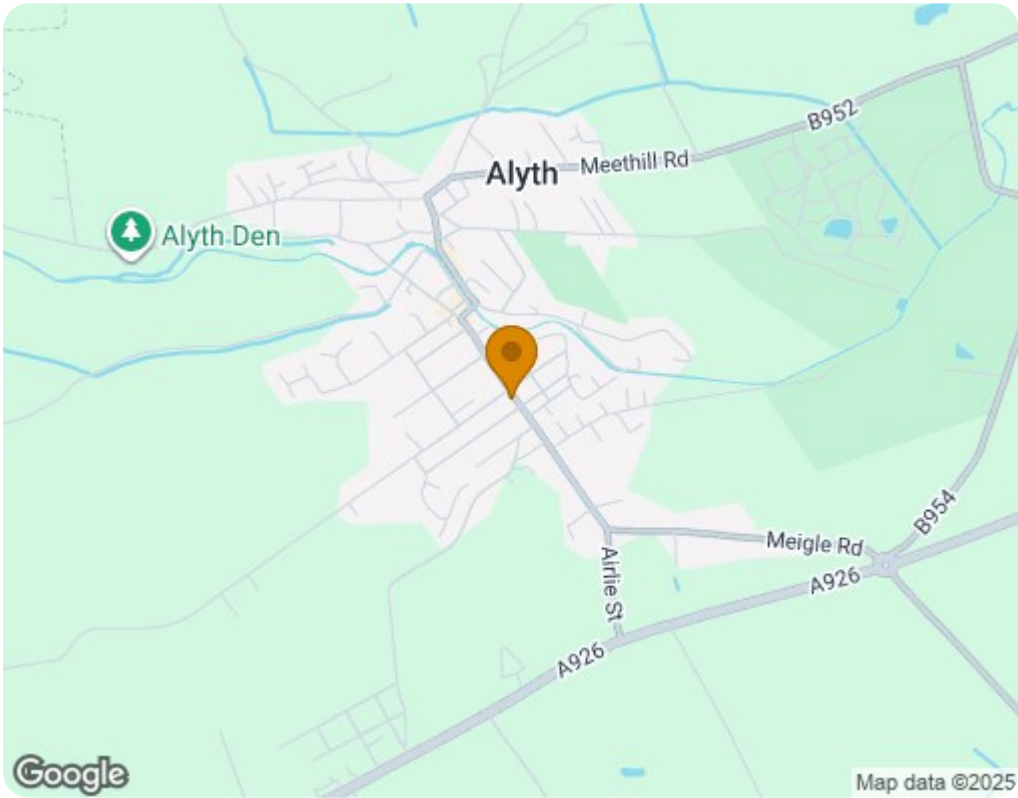




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		