



**4 Romangate, Perth
Perthshire PH2 0QN**

Offers over £209,950

This charming semi-detached bungalow is located in the picturesque village of Dunning, offering a peaceful setting while remaining within easy reach of Perth and surrounding amenities. Beautifully maintained throughout, the property provides comfortable and versatile living accommodation ideal for a range of buyers, from first-time homeowners to those looking to downsize.

Upon entering, you are welcomed by a bright and inviting entrance hallway, setting the tone for the rest of the home. The spacious lounge enjoys an abundance of natural light from the large front-facing window, creating a warm and relaxing atmosphere perfect for everyday living or entertaining guests. The kitchen provides ample storage and workspace. Both bedrooms are generously sized and benefit from fitted wardrobes, offering excellent built-in storage solutions. The shower room is stylishly presented and completes the internal accommodation.

Externally, the home enjoys a private driveway offering off-street parking and a large, enclosed rear garden, perfect for outdoor entertaining, gardening, or simply relaxing in a tranquil setting. Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Overall, this is a delightful home offering a blend of practicality, comfort, and outdoor space in a desirable village location — a must-see for anyone seeking a peaceful lifestyle within easy commuting distance of Perth.

Lounge

14'0" x 13'10" (4.28 x 4.22)

Kitchen

11'5" x 7'5" (3.49 x 2.28)

Bedroom One

9'5" x 11'3" (2.89 x 3.45)

Bedroom Two

8'9" x 10'1" (2.69 x 3.08)

Shower Room

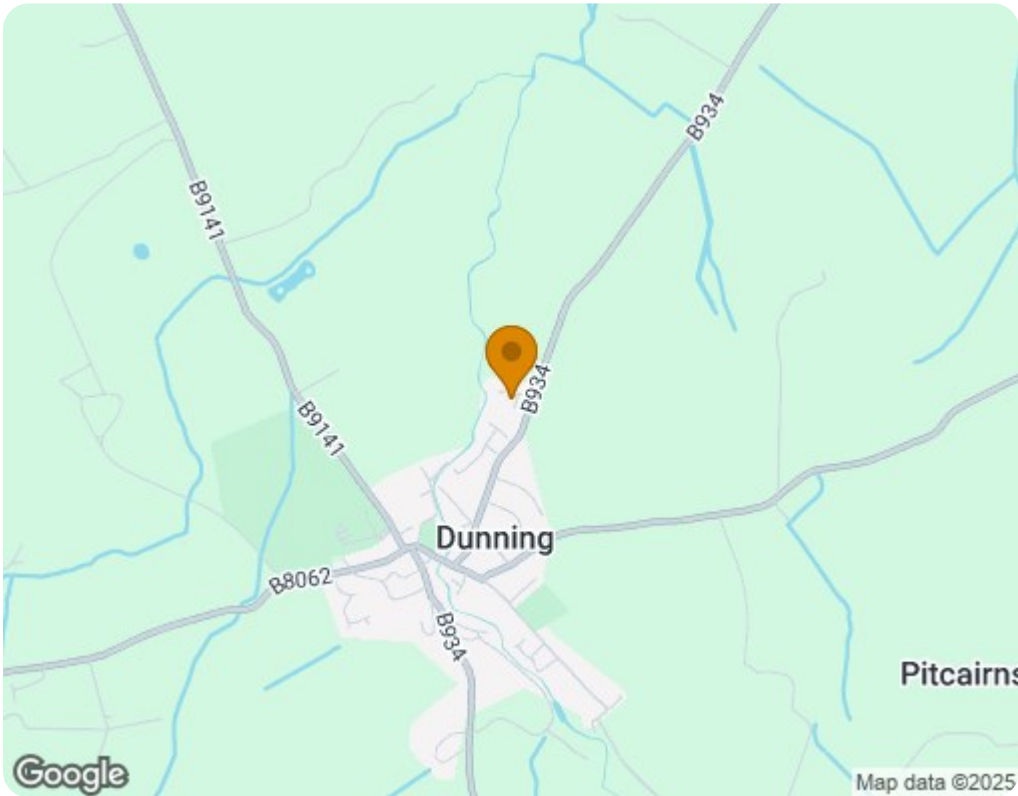
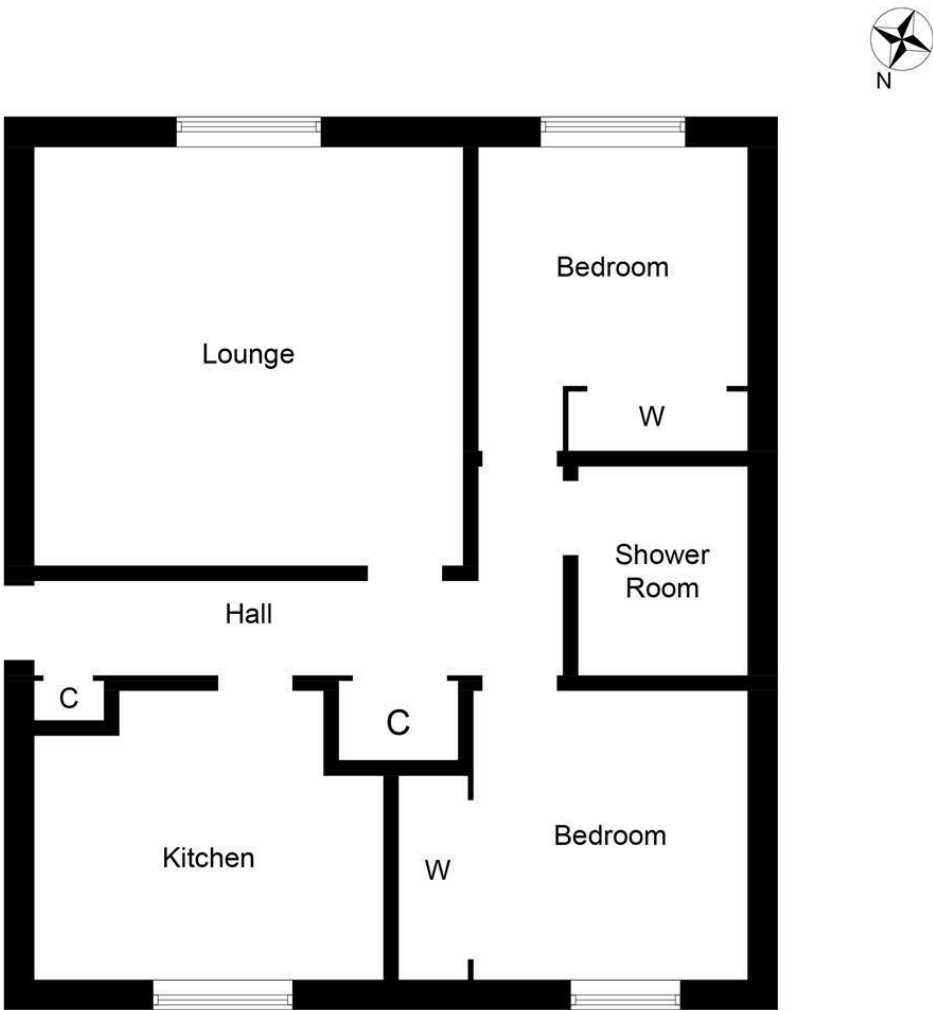
6'10" x 5'5" (2.10 x 1.67)





- Charming semi-detached bungalow
- Large floored attic space
- Generous enclosed rear garden
- Bright and spacious lounge
- Gas central heating and double glazing throughout
- Contact our mortgage team to discuss your options!
- Two well-proportioned bedrooms, both featuring fitted wardrobes
- Private driveway providing off-street parking





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		