

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Glenfoot Muckhart Road, Dunning, Perth, PH2 0RW

Offers Over £240,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Glenfoot Muckhart Road, Dunning, Perth, PH2 0RW

Many thanks for your interest with Glenfoot Muckhart Road, Dunning, Perth, PH2 0RW.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

# About the Area

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Dunning is a picturesque village in Perthshire, set at the foot of the Ochil Hills and surrounded by open countryside. Known for its strong sense of community and historic charm, the village features traditional stone cottages, a local shop, café, primary school and welcoming pub.

Dunning offers a peaceful rural lifestyle while remaining well connected, with easy access to Perth, Stirling and the wider Central Belt. The surrounding area provides excellent opportunities for walking, cycling and outdoor pursuits, making it ideal for those seeking a balance of village living and scenic natural surroundings.



# Property Summary

Next Home are delighted to bring to the market this rare opportunity to purchase a traditional four-bedroom semi-detached home set within the charming and highly sought-after village of Dunning.

Extending to approximately 1,500 sq ft, the property offers generous accommodation throughout and presents an exciting opportunity for buyers looking to modernise and create a fantastic family home in a desirable Perthshire location.

The accommodation is arranged over two floors and begins with an entrance hallway providing access to the principal rooms. The spacious lounge offers a comfortable main living area, while the kitchen/dining room sits to the rear of the property and provides ample space for family meals and entertaining. A rear porch leads off the kitchen, offering a useful secondary entrance and access to the garden.

Also on the ground floor is a well-proportioned bedroom, which could alternatively serve as a home office or additional reception room depending on requirements. A family bathroom completes the ground floor layout.

On the upper floor there are three further bedrooms, all offering good proportions and flexibility for family living. A WC also serves this level, adding further practicality. The rear-facing rooms enjoy pleasant views across the surrounding countryside, enhancing the peaceful village setting.

Externally, the property enjoys a position within this popular village location with outlooks to the rear across open surroundings. The outdoor space offers scope for improvement and landscaping, allowing the next owner to make the most of the setting.



# Key property features

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- ✓ Rare to the market
- ✓ Ideal family home
- ✓ 1500 sqft
- ✓ Popular residential area
- ✓ Spacious rooms throughout
- ✓ Chain free
- ✓ Great walks nearby
- ✓ Gas central heating
- ✓ Views to the rear
- ✓ Great potential









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

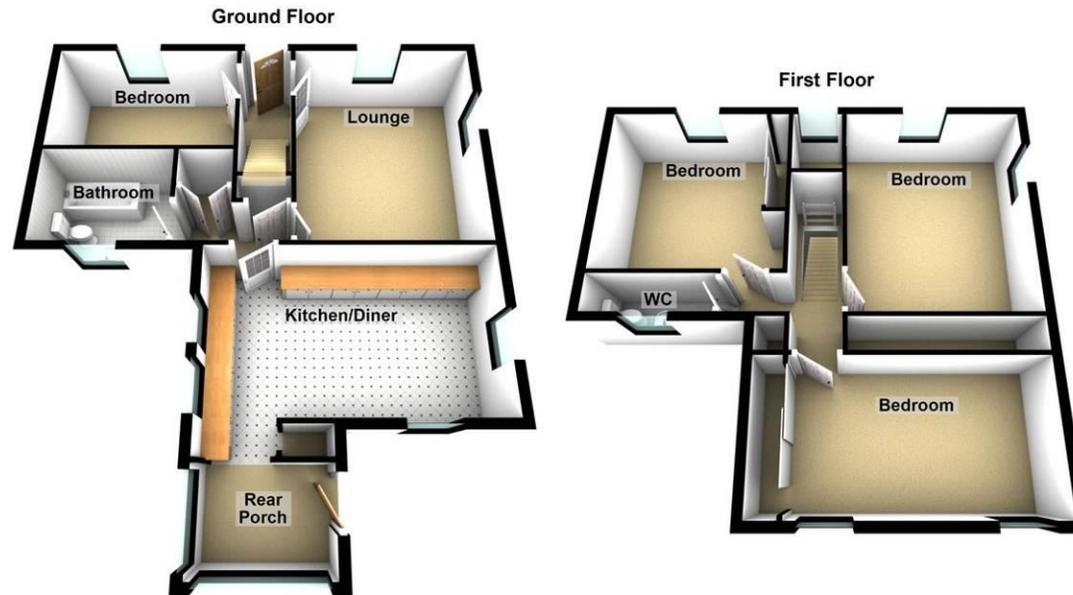


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# Floorplans

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# Property Room sizes

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## HALL

## LOUNGE

*15' 4" x 11' 7" (4.67m x 3.53m)*

## KITCHEN/DINER

*17' x 12' 1" (5.18m x 3.68m)*

## REAR PORCH

*7' 7" x 5' 1" (2.31m x 1.55m)*

## BEDROOM (GROUND FLOOR)

*11' 7" x 9' 1" (3.53m x 2.77m)*

## BATHROOM

*8' x 6' 9" (2.44m x 2.06m)*

## BEDROOM

*16' 4" x 11' 4" (4.98m x 3.45m)*

## BEDROOM

*17' 1" x 15' 4" (5.21m x 4.67m)*

## BEDROOM

*12' 9" x 12' 4" (3.89m x 3.76m)*

## W/C

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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