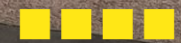


Buy your next home with Next Home

Leading Perthshire Estate Agency

7 Burnmouth Road, Little Dunkeld, Dunkeld, PH8 0RG

Offers Over £375,000



NEXTHOME

ESTATE & LETTING AGENTS

Buying with Next Home

7 Burnmouth Road, Little Dunkeld, Dunkeld, PH8 0RG

Many thanks for your interest with 7 Burnmouth Road, Little Dunkeld, Dunkeld, PH8 0RG.

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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

The property is situated close to all local amenities and there is a primary school within the village. The property is ideal for all outdoor activities with great walks, golfing and fishing on offer together with some of the best cycling routes in Scotland. The property is also ideally located for the commuter to the A9 with easy access to the north and south of Perthshire.





NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market this exceptional four-bedroom detached bungalow, nestled within one of the most sought-after areas of Little Dunkeld, offering spacious and versatile accommodation with stunning surroundings.

The property is entered via a welcoming vestibule which leads into a bright L-shaped hallway, benefitting from built-in storage and providing access to all accommodation, as well as the attic space.

The lounge is a bright and airy space, featuring sliding patio doors that open out to the garden. This area flows seamlessly into a dining space, with further patio doors enhancing the connection to the outdoors and allowing natural light to flood the room.

A particular highlight is the impressive kitchen/dining/snug room, which extends from the front to the rear of the property, creating a superb family hub ideal for both everyday living and entertaining. A separate utility room adds further practicality and provides direct access to the single garage.

There are four well-proportioned bedrooms, all benefitting from built-in storage. The principal bedroom is enhanced by an en-suite shower room, while a stylish four-piece family bathroom completes the accommodation.

Externally, the property enjoys a large front garden, mainly laid to lawn, along with a substantial mono-bloc driveway providing ample off-street parking and leading to the single garage. The rear garden offers a high degree of privacy and is designed for ease of maintenance, featuring gravel throughout and a raised patio area—perfect for taking in the surrounding scenic views.

A superb home offering space, flexibility and a prime location.



Key property features

- ✓ 4 bedrooms
- ✓ Well presented
- ✓ Sought after area
- ✓ Rare to the market
- ✓ Private garden
- ✓ Bungalow
- ✓ Principal en-suite
- ✓ Garage
- ✓ Spacious rooms throughout
- ✓ Ideal for a range of buyers













Have a property to sell?

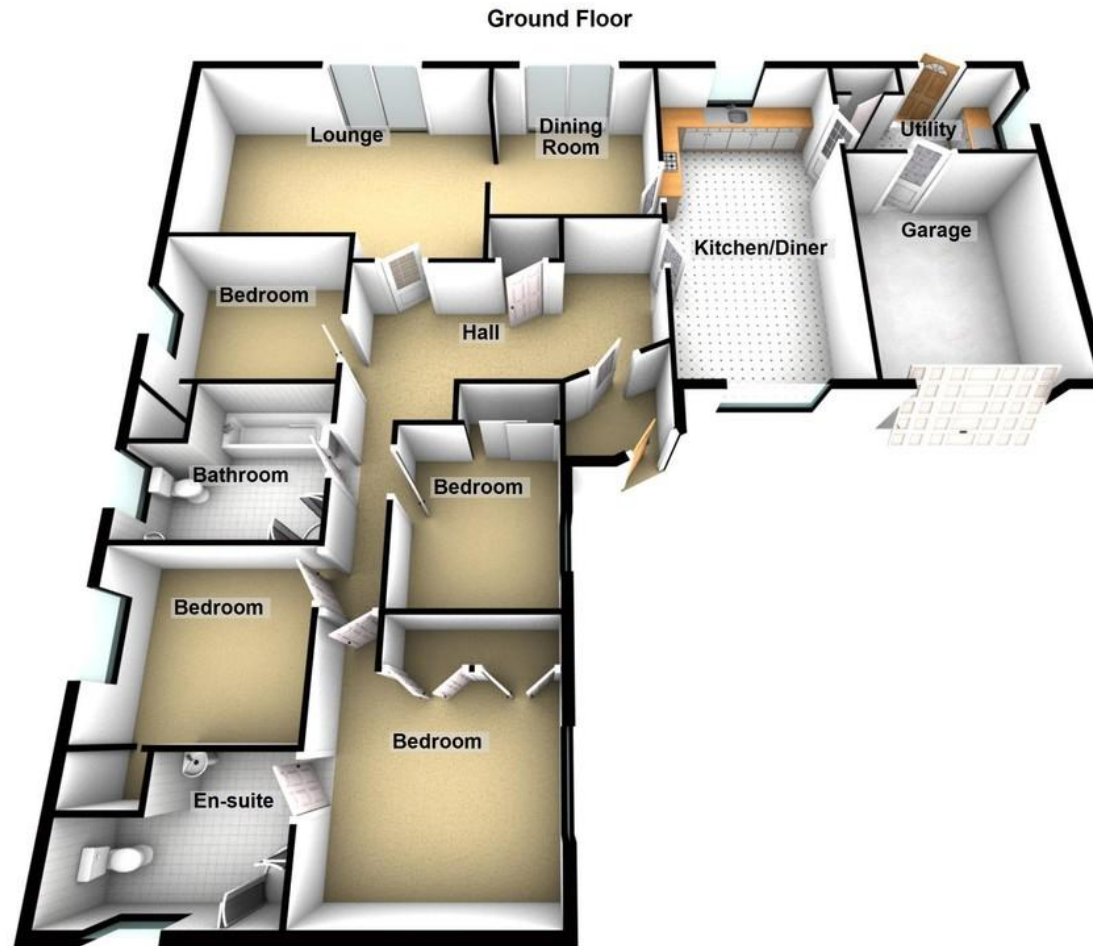
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room Sizes

VESTIBULE

HALL

LOUNGE

17' 9" x 14' 3" (5.41m x 4.34m)

DINING ROOM

11' 6" x 9' 9" (3.51m x 2.97m)

KITCHEN/DINER

23' 2" x 11' 5" (7.06m x 3.48m)

UTILITY ROOM

10' 6" x 2' (3.2m x 0.61m)

BEDROOM

13' 2" x 13' (4.01m x 3.96m)

ENSUITE

10' 2" x 5' (3.1m x 1.52m)

BEDROOM

10' 7" x 10' 2" (3.23m x 3.1m)

BEDROOM

9' 8" x 9' 4" (2.95m x 2.84m)

BEDROOM

9' 9" x 7' 3" (2.97m x 2.21m)

BATHROOM

10' 7" x 7' 6" (3.23m x 2.29m)

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.



NEXTHOME
ESTATE & LETTING AGENTS

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme