

**Taigh Geal,
Newton of Pitcairns,
Dunning, PH2 0SL**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- +** *Mid Terraced Cottage*
- +** *Sought After Residential Location Close To Schools & Amenities*
- +** *Spacious & Bright and In Excellent Condition*
- +** *Offers Over £215,000*



2

Public Rooms



3

Bedrooms



1

Bathrooms

T: 01738 630 350

Accommodation

Located in the heart of the highly desirable conservation village of Dunning, this traditional 3 bedroom mid-terraced stone cottage with garage and large south facing garden and view of the Ochils, will be a popular property. In short, a delightful, bright and spacious home that will appeal to many, so early viewing is recommended.

Accessed via the garage or the kitchen, the rear garden features a covered patio, a large fishpond complete with goldfish and attractive stone walls. The low maintenance middle terrace leads to a utility area with 3 timber sheds and greenhouse and then opens onto the large lawn at the top of which is the upper terrace. Here the strategically placed timber summer house is a wonderful garden room from which to enjoy the magnificent view whilst sheltered by the woods behind.

In excellent condition and benefitting from central heating and double glazing, this spacious home in detail is comprised of an entrance vestibule opening into the main hall. A glass paned door opens into the large and airy living room with coal effect gas fire and stone surround and an arched opening to the dining room, which in turn looks out to the rear garden.

A kitchenette (ideal as a home office or play room) provides storage with an under stairs walk in cupboard and benefits from dual access. This leads into the fitted galley kitchen looking out to the garden and complete with Neff electric hob and oven, washing machine, microwave and integrated fridge freezer. Door to covered patio and garden.

On the first floor, a large square landing with a Velux window throwing

in plenty of natural light, roof hatch and large walk in boiler cupboard, accesses the remaining rooms. 2 large double bedrooms with wardrobes and delightful coombe ceilings look out to the street and enjoy the view of the hills. At the rear, another very spacious double bedroom benefits from the view to the garden and woodland beyond. Finally a large bathroom with white bath suite and separate shower unit completes the accommodation.

Within very easy reach of Perth (10.6 miles), Auchterarder (5 miles) and the A9 (2 miles), Dunning benefits from its tranquil rural location, yet at the same time is not far from anywhere. A highly sought after village with primary school, well stocked village shop and highly regarded pubs/restaurants. Dunning, with its high quality environment, suits all ages.

EPC: E

Council Tax Band: C

LIVING ROOM	4.9m x 4.4m
DINING ROOM	3.0m x 3.0m
KITCHENETTE	3.7m x 2.8m
KITCHEN	3.3m x 2.0m
BEDROOM	3.9m x 3.8m
BEDROOM	3.9m x 3.6m
BEDROOM	4.2m x 3.3m
BATHROOM	3.4m x 2.2m













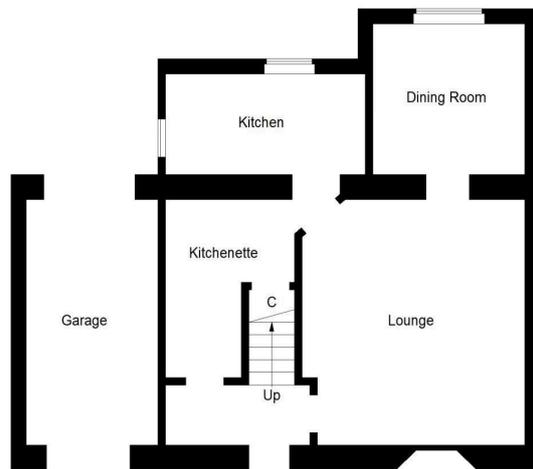
to view:

T: 01738 630 350

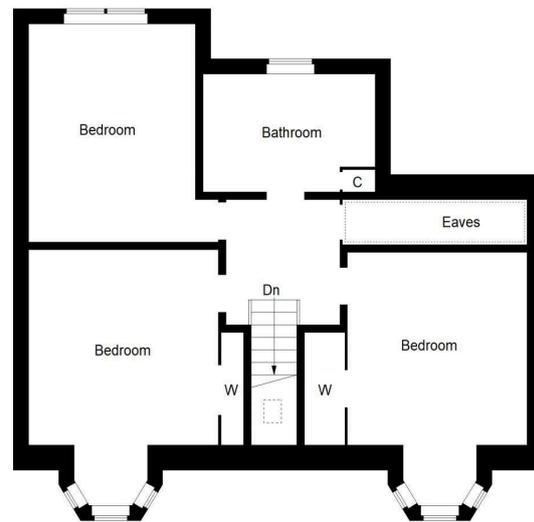
E: property@jamesonmackay.co.uk

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Ground Floor



First Floor

LIVING ROOM
4.9m x 4.4m

DINING ROOM
3.0m x 3.0m

KITCHENETTE
3.7m x 2.8m

KITCHEN
3.3m x 2.0m

BEDROOM
3.9m x 3.8m

BEDROOM
3.9m x 3.6m

BEDROOM
4.2m x 3.3m

BATHROOM 3.4m x
2.2m

YOUR PROPERTY SPECIALISTS

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