



lindsays

Bethany,
Newton of Pitcairns, Dunning PH2 0SL

"Charming and characterful semi-detached cottage located in the desirable village of Dunning"

- Lounge
- Sitting Room
- Kitchen
- Wet Room
- 3 Bedrooms
- Bathroom
- Electric And Gas Heating
- Garden
- Driveway
- Garage

EPC Rating E

OFFERS OVER £195,000



Description

Lindsays are pleased to bring to market this charming and characterful semi-detached cottage located in the desirable village of Dunning. The property would benefit from a full scheme of modernisation but does present an excellent opportunity to create a lovely family home.

The accommodation comprises of a hallway, 2 spacious reception rooms, kitchen, wet room, 3 bedrooms and a family bathroom. Externally there is a delightful garden to the rear with a lawn and mature planting. There are some great views at the rear to be enjoyed from the garden too. Accessed from a lane at the side of the cottage there is a single garage and off-street parking. Heating is provided by electric storage heaters and gas fires.

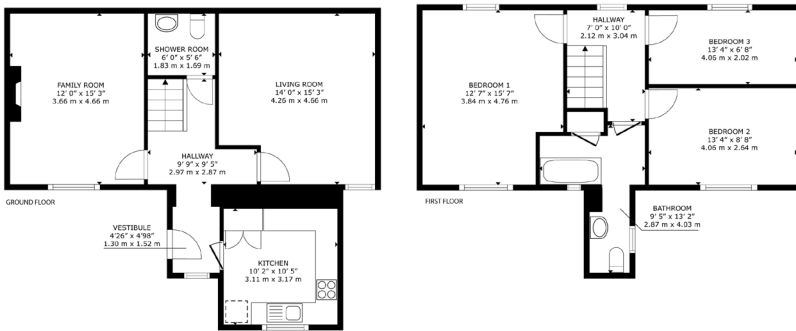
Bethany is sure to appeal to a wide range of purchasers and viewing is highly recommended to appreciate the location and potential on offer here.

Area

Dunning is a small village steeped in history. In the village, there are a range of services including a primary school, shop, café, pub, tennis court, bowling green and golf club. A wider range of services and amenities can be found in Auchterarder, including primary and secondary schools. Private education is available at Morrison's Academy and Ardvreck Preparatory School in Crieff, and Craigclowan, Strathallan, Dollar Academy, Kilgraston and Glenalmond are all also within easy reach. Nearby Gleneagles Hotel is a resort geared for enjoyment and offering a wide range of sports and leisure facilities.

Viewing

By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



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GROSS INTERNAL AREA
FLOOR 1 61.5 sq.m. (662 sq.ft.) FLOOR 2 51.3 sq.m. (552 sq.ft.)
TOTAL: 112.8 sq.m. (1,214 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

T: 01738 630222 E: perthproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.