



**Premier
Properties**
Perth



Dalrin Cottage Leadketty Farm, Dunning, PH2 0QN

Offers Over £395,000

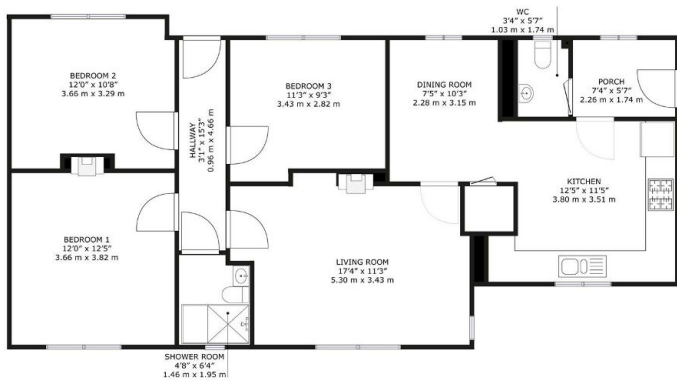
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Externally, the property is equally impressive. The beautifully maintained and landscaped gardens are predominantly laid to lawn and provide an excellent space for outdoor entertaining, family activities and simply enjoying the stunning surroundings. A large driveway offers ample off-street parking for multiple vehicles and leads to a substantial outbuilding, providing excellent storage facilities or the potential to be utilised as a workshop, studio or hobby space.

Extending to approximately 7 acres, the land surrounding the property presents a fantastic opportunity for a variety of uses, including grazing livestock, small-scale farming, equestrian pursuits or further landscaping, subject to any necessary consents. The expansive grounds, combined with the property's unrivalled setting, create a wonderful sense of privacy and tranquillity while still offering practical and versatile outdoor space.

This is a truly outstanding home that rarely comes to the market, and early viewing is highly recommended to fully appreciate the accommodation, extensive grounds and spectacular countryside views on offer. This exceptional property is sure to attract significant interest.

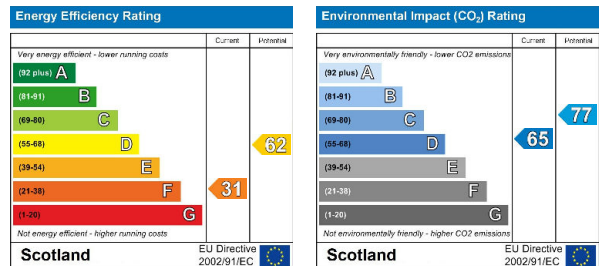
- Rare opportunity to purchase this stunning rural property
- Approx 7 acre plot
- 3 double bedrooms
- Close to local amenities
- Ideal for families
- Peaceful rural setting
- Ample living space
- Easy access to transport
- Viewing highly recommended



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GROSS INTERNAL AREA
TOTAL: 1085 sq.ft, 100.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 of representation 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 any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk