



**Premier
Properties**
Perth



Dalrin Cottage Leadketty Farm, Dunning, PH2 0QN **Offers Over £395,000**

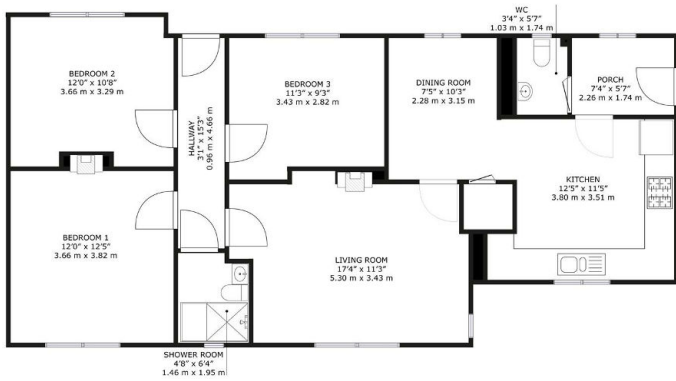


Externally, the property is equally impressive. The beautifully maintained and landscaped gardens are predominantly laid to lawn and provide an excellent space for outdoor entertaining, family activities and simply enjoying the stunning surroundings. A large driveway offers ample off-street parking for 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.



Energy Efficiency Rating	
Current	Potential
31	62

Environmental Impact (CO ₂) Rating	
Current	Potential
65	77



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