



**Premier  
Properties**  
Perth



## Ashgrove Quarry Road, Dunning, PH2 0SL

Offers Over £259,950



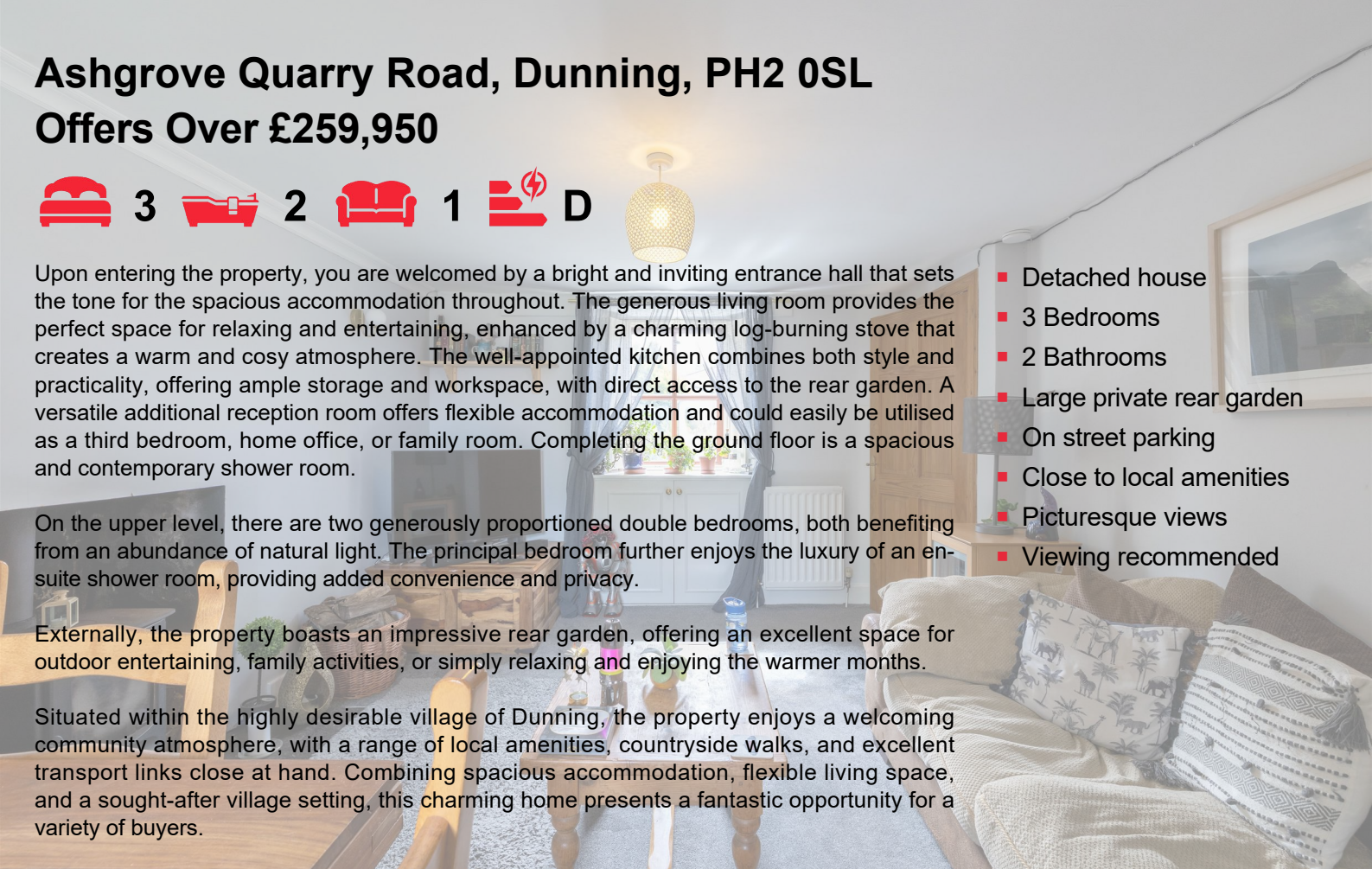
Upon entering the property, you are welcomed by a bright and inviting entrance hall that sets the tone for the spacious accommodation throughout. The generous living room provides the perfect space for relaxing and entertaining, enhanced by a charming log-burning stove that creates a warm and cosy atmosphere. The well-appointed kitchen combines both style and practicality, offering ample storage and workspace, with direct access to the rear garden. A versatile additional reception room offers flexible accommodation and could easily be utilised as a third bedroom, home office, or family room. Completing the ground floor is a spacious and contemporary shower room.

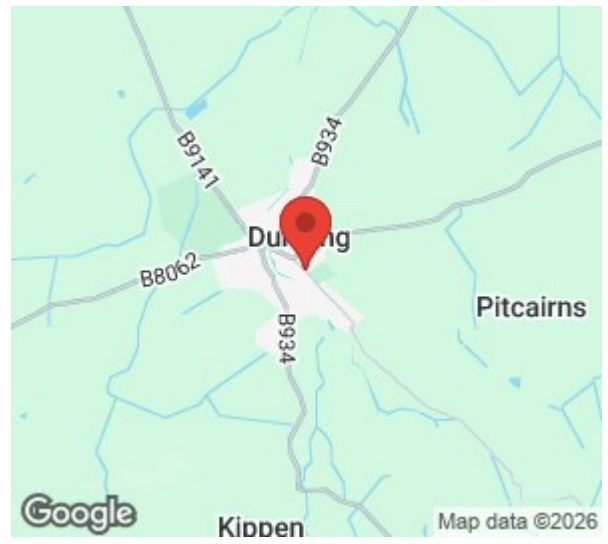
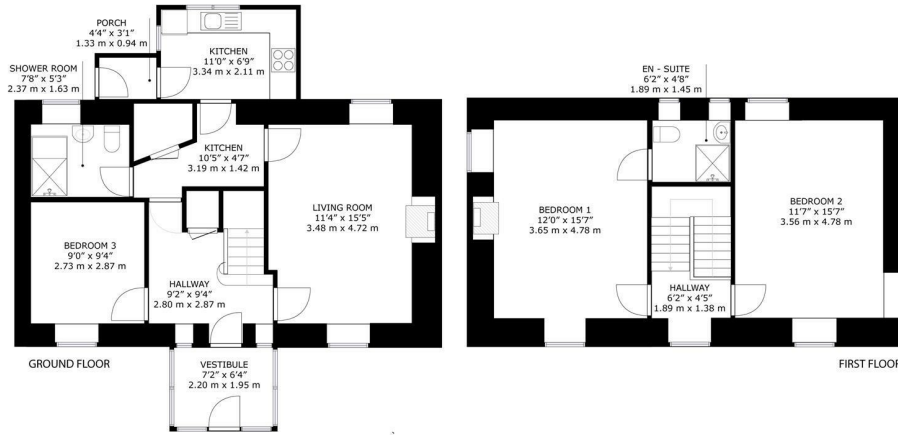
On the upper level, there are two generously proportioned double bedrooms, both benefiting from an abundance of natural light. The principal bedroom further enjoys the luxury of an ensuite shower room, providing added convenience and privacy.

Externally, the property boasts an impressive rear garden, offering an excellent space for outdoor entertaining, family activities, or simply relaxing and enjoying the warmer months.

Situated within the highly desirable village of Dunning, the property enjoys a welcoming community atmosphere, with a range of local amenities, countryside walks, and excellent transport links close at hand. Combining spacious accommodation, flexible living space, and a sought-after village setting, this charming home presents a fantastic opportunity for a variety of buyers.

- Detached house
- 3 Bedrooms
- 2 Bathrooms
- Large private rear garden
- On street parking
- Close to local amenities
- Picturesque views
- Viewing recommended

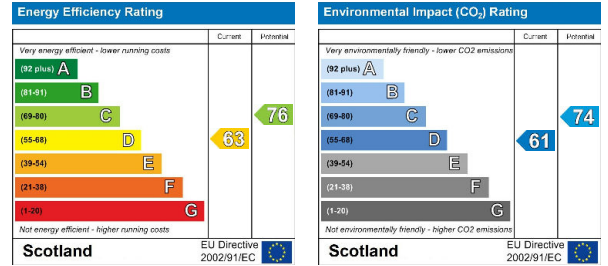




**Ashgrove, Quarry Road, Newton of Pitcairns, Dunning, PH2 0SL**

GROSS INTERNAL AREA  
 GROUND FLOOR : 650 sq. ft., 64.7 m<sup>2</sup>, FIRST FLOOR : 572 sq. ft., 53.1 m<sup>2</sup>  
 TOTAL : 1222 sq. ft., 117.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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