




McEwan Fraser Legal

Solicitors & Estate Agents

01738 500 655

3 Circus Street

DUNNING, PERTH, PERTSHIRE, PH2 0RQ

Perthshire

Circus Street is set in a popular village location between Perth and Auchterarder. The modern village primary school is only a short walk away with a free school bus to the Community School of Auchterarder for Secondary School access. The village shop, post office, swing park, 9 hole golf course & 2 local pubs are all within walking distance. There are two all-weather tennis courts with an active tennis club.

The easy access to the A9 makes it an ideal commuter base with Auchterarder 10 mins away, 15 mins to Perth and Gleneagles train station. Commuting to Dundee is only 45mins, Glasgow 50mins and Edinburgh 1 hr away.





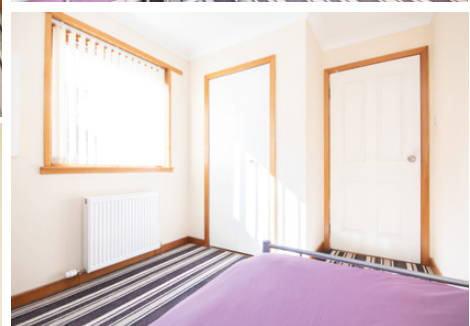
Kitchen & Lounge



3 Circus Street

Part exchange is available. McEwan Fraser Legal are pleased to bring to the market this well presented two bedrooms detached bungalow with drive and a stone built bothy which is currently utilised as a garage. The accommodation comprises a lounge/diner with dual garden aspect. Laminate flooring adds a modern touch and vertical blinds are included. The kitchen has floor and wall mounted units with plumbing for dishwasher and washing machine, there is ample room for a breakfasting table. A door from here leads to the side of the house.

Two well-proportioned bedrooms are carpeted for comfort and each has built-in wardrobes. The family bathroom benefits from a three-piece white suite with shower over bath. Externally there is an enclosed garden to the rear but the real bonus is the outbuilding. This building is currently utilised as a garage but with some creativity, it could be a studio for an artist or a workshop and, subject to any necessary planning requirements, it could be renovated into a granny flat for Air BnB. All amenities are nearby in this popular village near to Auchterarder.



Bedrooms & Bathrooms

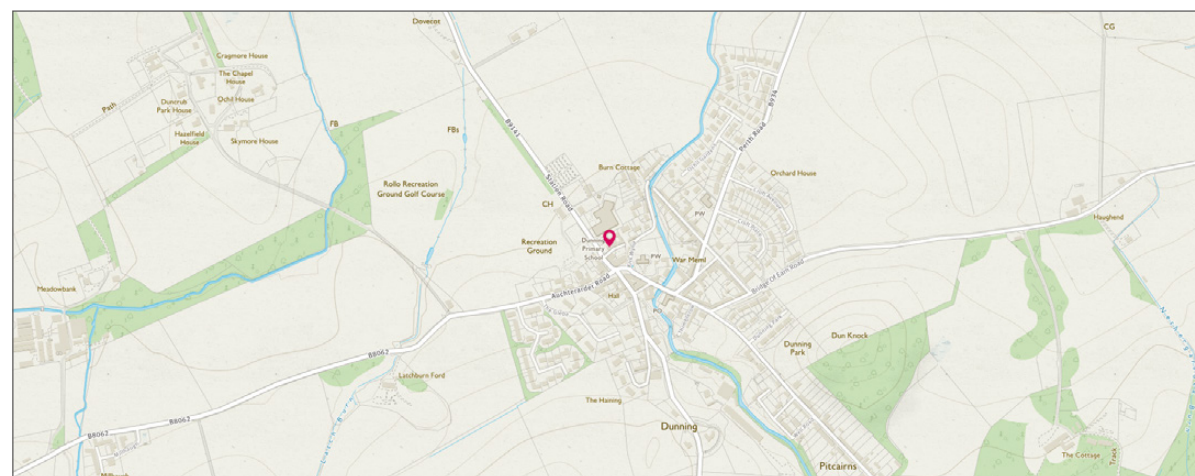
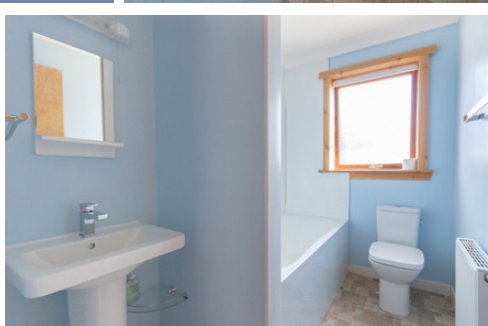
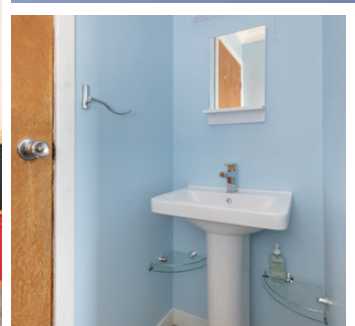


Image credit: <https://osmaps.ordnancesurvey.co.uk>

Specifications

Floor plan - Location - Dimensions

Approximate Dimensions

(Taken from the widest point)

Lounge	4.79m (15'9") x 3.81m (12'6")
Kitchen	3.79m (12'5") x 3.22m (10'7")
Bedroom 1	3.50m (11'6") x 3.28m (10'9")
Bedroom 2	3.67m (12') x 2.52m (8'3")
Bathroom	2.57m (8'5") x 1.57m (5'2")

Gross internal floor area (m²) - 67m²

EPC Rating - D




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**Part
Exchange
Available**

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