

Simple Approach



**Glengarry Lower Granco Street, Perth  
Perthshire PH2 0SQ**

**Offers over £174,950**

\*\*\*\*\* CLOSING DATE SET WEDNESDAY 23rd SEPTEMBER 2020 \*\*\*\*\*

Simple Approach are excited to bring to the market this gorgeous three bedroom end-terrace property in Dunning to the Perthshire market. The beautiful accommodation mixes cottage features with a modern twist comprising a stunning dining lounge with cosy wood burning stove, stylish kitchen, a modern bath room and three spacious and bright bedrooms. The property also benefits from plenty of on street parking, shared access driveway to the side and a large enclosed garden to the rear. The rear garden is a summer paradise and enjoys a dedicated covered BBQ area with outdoor bar, fire-pit and beautifully illuminated with fairy lighting. Benefiting from features such as gas central heating, double glazing and nearby amenities. Set in the semi-rural village of Dunning this property would suit a wide range of purchasers looking for something with a rural feel but with local amenities close by. Viewing is the only way to appreciate the quality and location of property on offer.

**Lounge**

17'9" x 15'10" (5.42 x 4.83)

**Kitchen**

12'3" x 9'1" (3.75 x 2.78)

**Bathroom**

4'3" x 9'8" (1.32 x 2.96)

**Bedroom 1**

12'10" x 11'10" (3.92 x 3.63)

**Bedroom 2**

8'9" x 8'11" (2.67 x 2.74)

**Bedroom 3**

9'1" x 11'2" (2.77 x 3.41)

**Upstairs w/c**

5'6" x 3'8" (1.69 x 1.14)

**External**

The property benefits from Driveway space to the side and on street parking to the front. To the rear of the home a special area has been created. Mainly laid to lawn and boasting a dedicated BBQ area which has an outdoor bar and fire-pit area all tastefully covered and illuminated by fairy lights.

**Location**

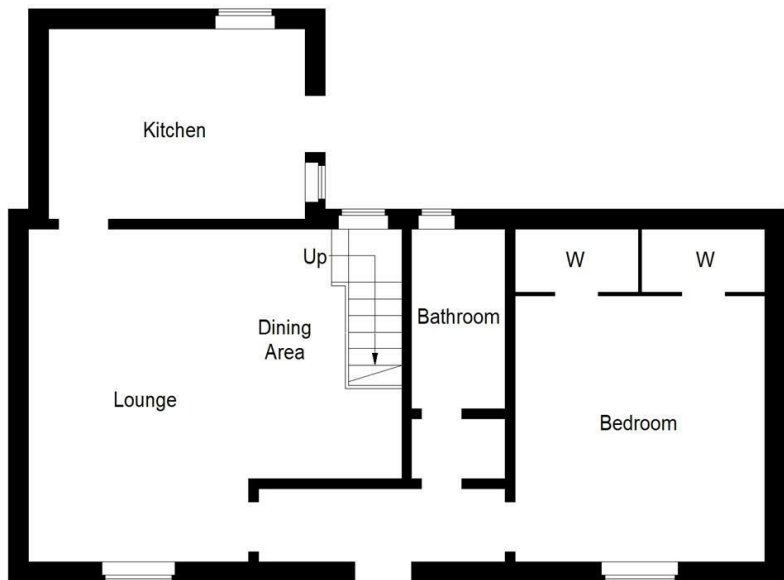
The charming village of Dunning boast ample local amenities such as a village Inn, primary school, nursery, and leisure facilities such as a park and golf course. Just twenty minutes drive from Perth City Centre and easy access to the large cities of Dunfermline, Glasgow and Edinburgh.



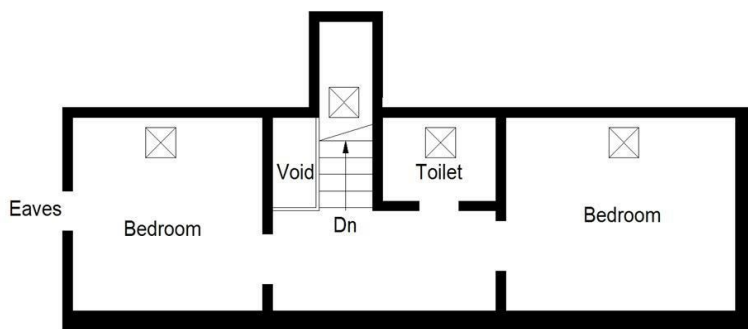


- Stunning Lounge with Wood Burner
- Gas Central Heating
- \*\*\*\*\* CLOSING DATE SET WEDNESDAY 23rd SEPTEMBER 2020 \*\*\*\*\*
- Modern Kitchen and Bathroom suites
- 2 Double Bedrooms
- Shared access Driveway & On Street Parking
- Rear Garden with dedicated bar and BBQ





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>63</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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