

Simple Approach



**10 Torlee Road, Dunkeld
Perthshire PH8 0BD**

Offers over £224,950

Simple Approach are delighted to welcome this well presented and ideally situated detached bungalow in the beautiful village of Birnam to the Perthshire market. Set within easy reach of Perth and Pitlochry this property is ideally placed for those seeking the benefits of peaceful living without compromising locality to amenities found just a short distance away. This superb property is a rare addition to the market, offering a very good standard of accommodation across one accessible floor, ideal for those seeking modern and easy bungalow living. Comprising of a bright and generously proportioned lounge incorporating a gorgeous wood burner and leading to an open plan dining area and stylish family kitchen. The property also benefits from three good size bedrooms and a modern family bathroom with drencher shower facility. Boasting sought-after features such as double glazing, solid fuel stove, mature garden and private parking. A viewing appointment is essential to appreciate the stunning location on offer, as well as the outstanding open views and overall living space.

Livingroom

14'8" x 23'3" (4.49 x 7.09)

Kitchen

13'0" x 8'7" (3.97 x 2.64)

Bedroom 1

10'5" x 7'6" (3.18 x 2.29)

Bedroom 2

14'2" x 10'5" (4.32 x 3.18)

Bedroom 3

9'4" x 10'9" (2.85 x 3.29)

Bathroom

5'1" x 7'5" (1.56 x 2.27)

External

Externally the property benefits from private parking for

multiple vehicles and a well established mature rear garden which provides adequate area for outdoor dining in the summer months.

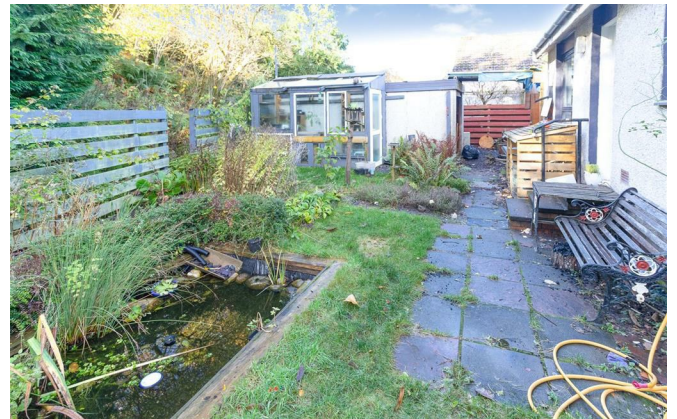
Location

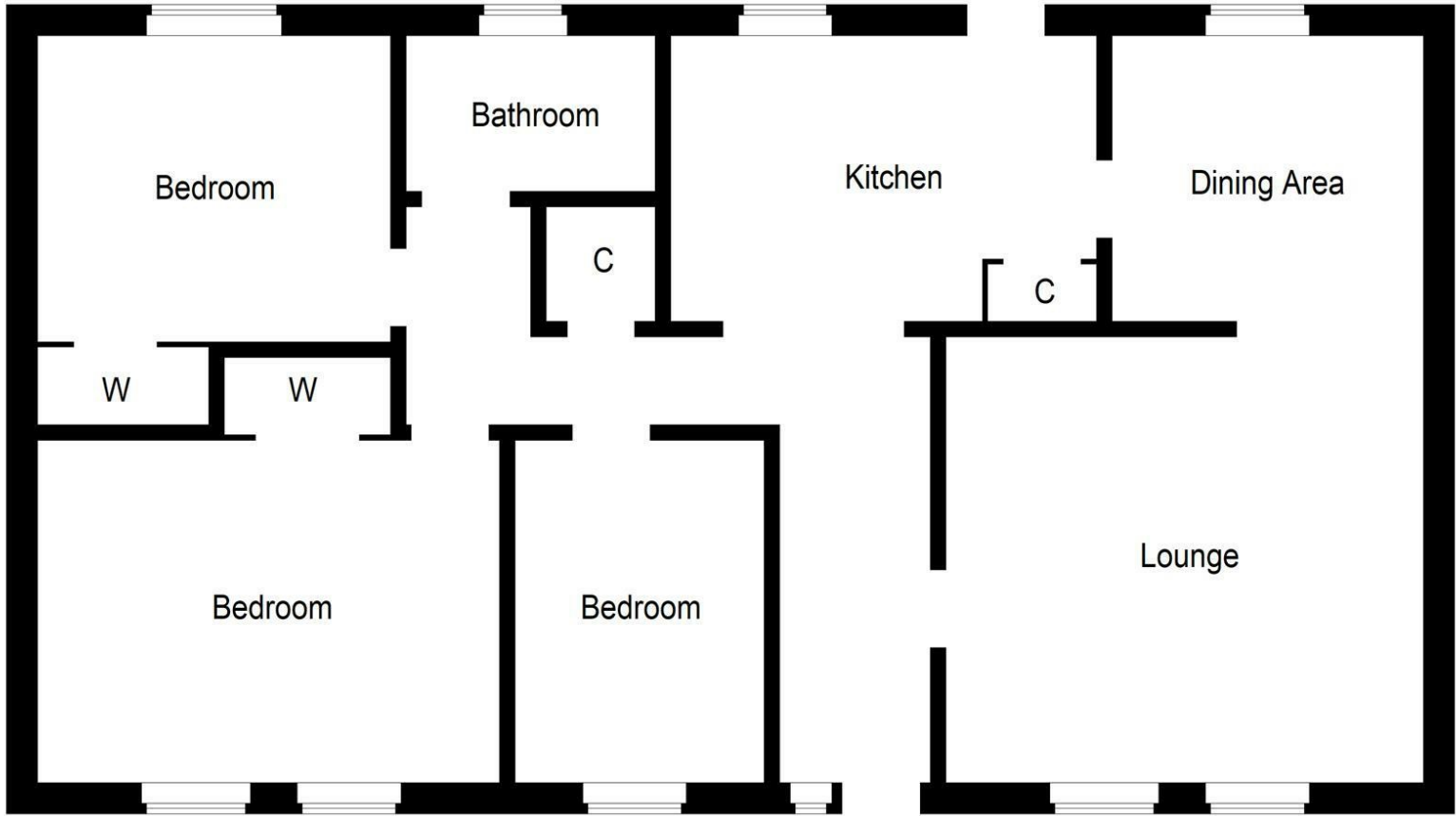
Local amenities include shops and post office, the vibrant Arts Centre opposite, and famous 'Beatrix Potter' garden. The close by cathedral town of Dunkeld is pleasant walking distance and has a variety of specialist shops, hotels, restaurants and bars, a health centre, nursery and primary schools. There is a regular bus service to Perth and the surrounding villages and also a train service from Birnam; to Inverness, Perth, Glasgow and Edinburgh. The A9 close by provides easy commuting to Perth and Pitlochry, and all major Cities and airports in the Central Belt, and North.





- Detached bungalow
- Modern kitchen and Bathroom suites
- Private Parking
- Stunning location
- Stunning Views
- 3 Good size bedrooms
- Double Glazing





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC