

Simple Approach



**6 John Dunne Place, Perth
PH2 7UU**

Offers over £219,950

This stylish and contemporary three-bedroom semi-detached home is nestled in the charming village of Errol, Perth. Situated on the sought-after John Dunne Place, this property offers the perfect blend of modern living and tranquil surroundings. The home boasts a thoughtfully designed layout, featuring a generous lounge with ample natural light, seamlessly flowing into a modern open-plan kitchen and dining space. There are three generous bedrooms on the first floor of the property along with a chic family bathroom. A downstairs WC completes the interior. Practical attributes include gas central heating and full double glazing. Externally the property enjoys a well manicured private rear garden and a sizeable driveway to the front. Located in Errol, this home enjoys excellent connectivity to Perth and Dundee while offering a peaceful village lifestyle with local amenities, schools, and community spirit on your doorstep. This property represents a fantastic opportunity for families, first-time buyers, or anyone seeking a modern home in a desirable village location. Viewing is highly recommended to fully appreciate the quality and appeal of this home.

Lounge

13'5" x 14'10" (4.09 x 4.53)

9'0" x 5'9" (2.75 x 1.76)

Kitchen

9'2" x 17'1" (2.81 x 5.23)

Downstairs WC

4'10" x 5'9" (1.48 x 1.77)

Bedroom One

8'3" x 14'9" (2.53 x 4.52)

Bedroom Two

9'9" x 7'7" (2.99 x 2.32)

Bedroom Three

6'3" x 9'3" (1.91 x 2.82)

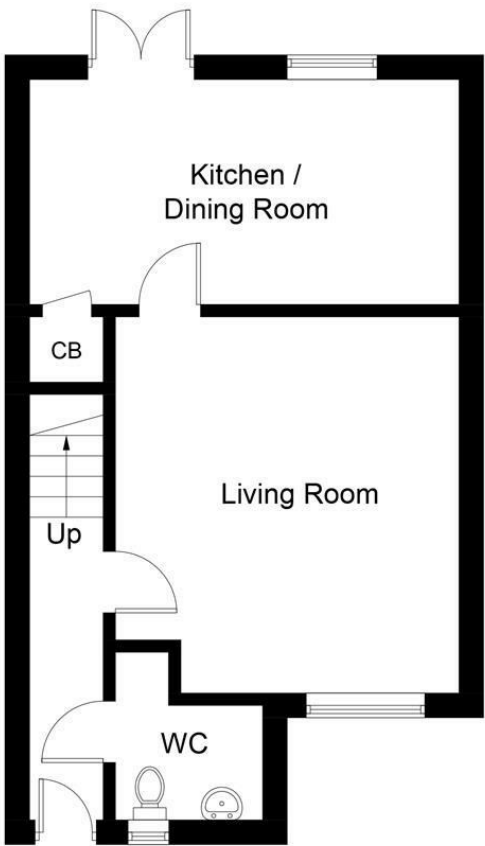
Family Bathroom



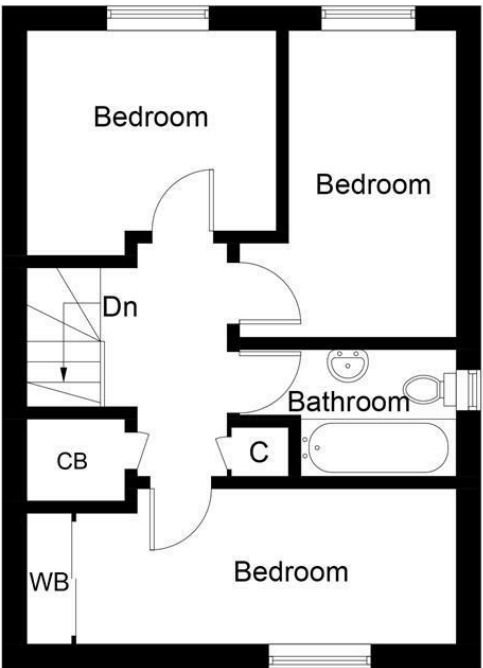


- Semi Detached House
- Stylish Fitted Kitchen
- Highly Sought After Location
- Three Generous Bedrooms
- Gas Central Heating & Double Glazing
- Well Maintained Rear Garden
- Bright & Spacious Lounge
- Private Driveway
- 1 Year Left on The NHBC



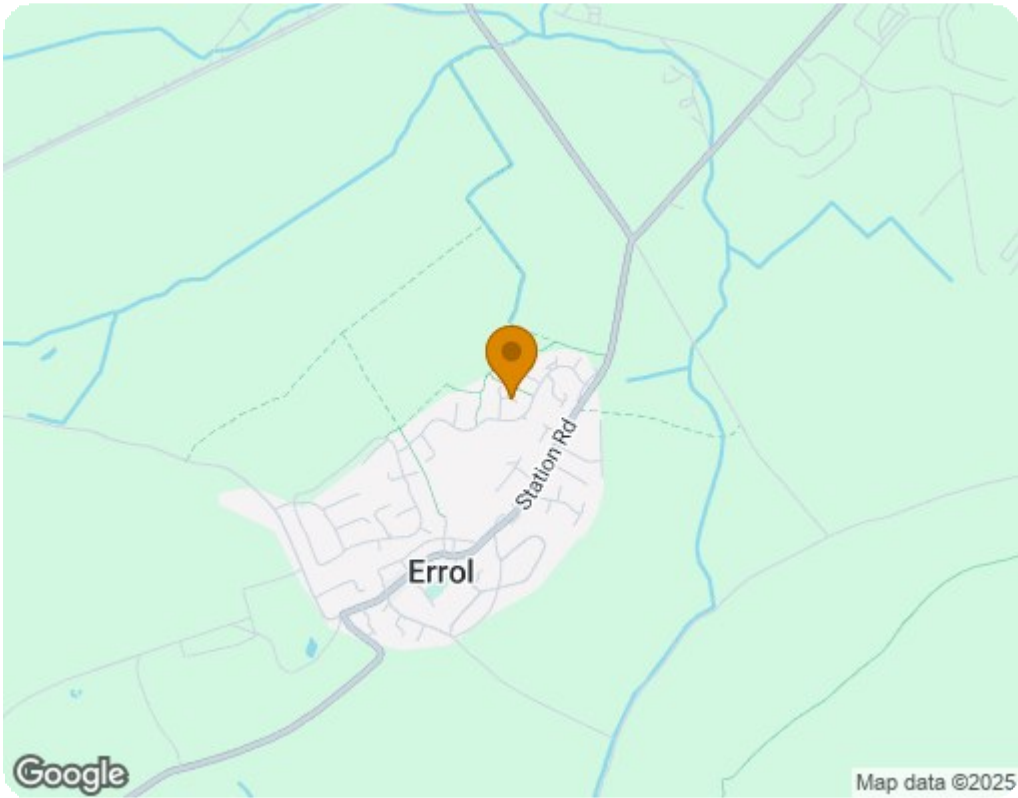


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1157799)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		