



16 Croft Place, Dunning, PH2 0SB  
Offers over £165,000





# 16 Croft Place Dunning, PH2 0SB

- Charming 2-bedroom semi-detached house
- Dining kitchen
- Stylish family bathroom
- Versatile outdoor shed
- Peaceful village location
- Bright and cosy living room
- Two generously sized bedrooms
- Large rear garden
- Off-street parking
- Gas central heating and double glazing

This charming 2-bedroom semi-detached home in the heart of Dunning offers a perfect blend of traditional character and modern convenience. The bright living room boasts a cosy atmosphere, while the well-equipped kitchen provides ample space for cooking and dining. Upstairs, the two generously sized bedrooms feature tasteful décor, with the main bedroom offering lovely countryside views. A contemporary family bathroom completes the interior.

Outside, the property enjoys a spacious garden, ideal for outdoor activities, with a covered seating area with bar and a versatile shed. The driveway provides plentiful off-street parking. Located in a peaceful village setting, this property offers excellent access to local amenities, including shops, cafes, and a primary school. With its delightful charm and functional design, this home is perfect for couples or small families.

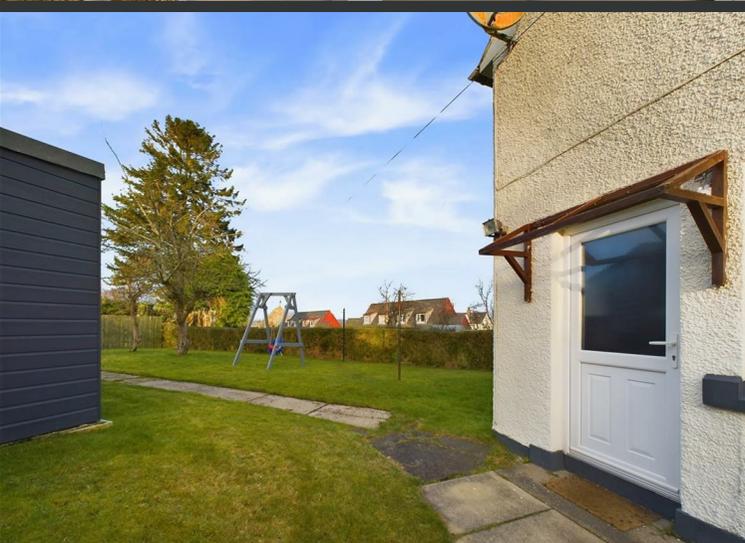
Offers over £165,000

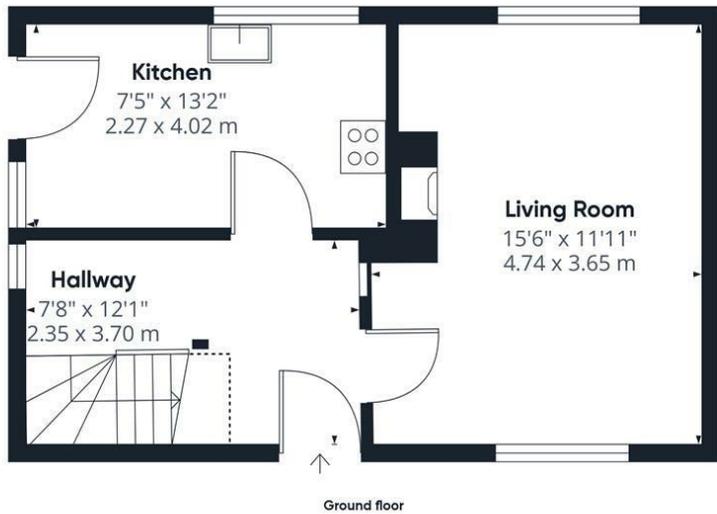




## Location

Dunning is a picturesque Perthshire village brimming with history and charm. Surrounded by beautiful countryside, it boasts a welcoming community atmosphere and a range of amenities. St. Serf's Church, home to the iconic Dupplin Cross, is a key historic attraction. The village offers a well-regarded primary school, a local shop, a golf course, and several cosy cafes and pubs, making it an ideal place for families or retirees. Dunning's proximity to Perth and excellent transport links ensure easy access to larger towns and cities while retaining its rural appeal. Perfect for those seeking a tranquil yet connected lifestyle.





**Approximate total area<sup>(1)</sup>**  
722.14 ft<sup>2</sup>  
67.09 m<sup>2</sup>

**Reduced headroom**  
15.02 ft<sup>2</sup>  
1.4 m<sup>2</sup>

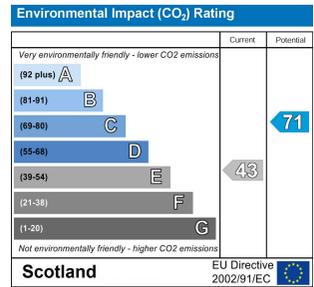
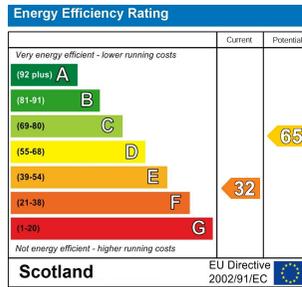
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

