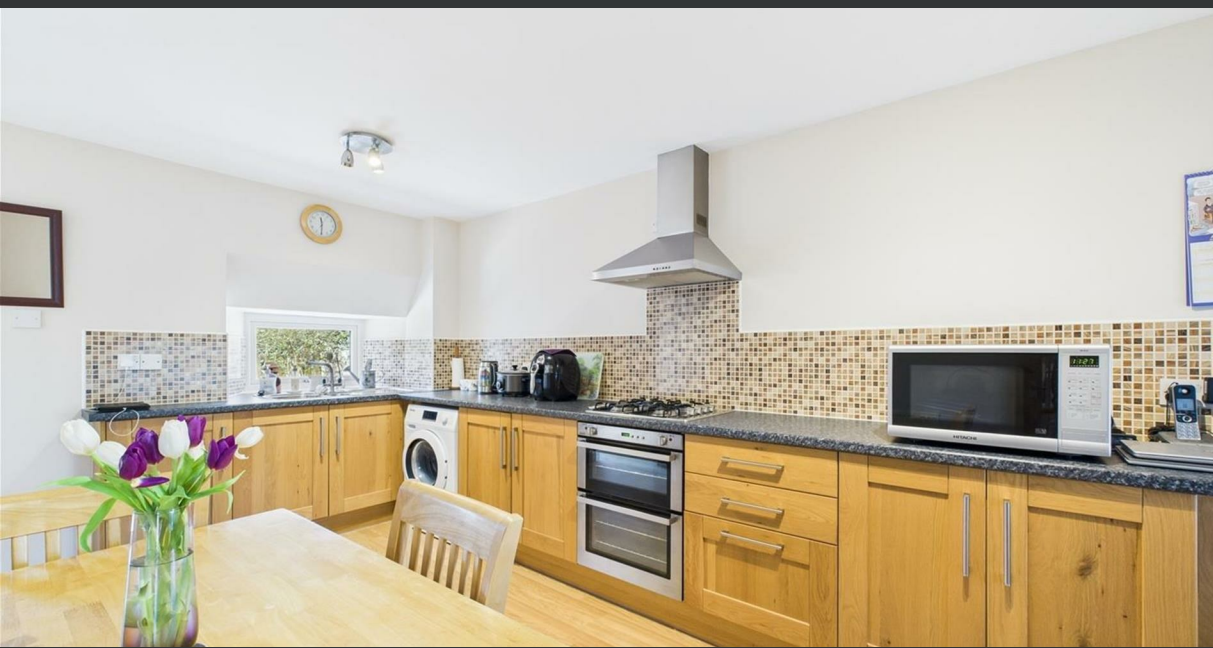




Caberfeidh Upper Granco Street, Dunning, PH2 0RX
Offers over £175,000

 **2**  **1**  **1**  **D**



Caberfeidh Upper Granco Street Dunning, PH2 0RX

- Traditional stone-built character property
- Spacious living room with French doors
- Stylish, recently upgraded bathroom
- Double glazing and gas central heating
- Village location with a strong sense of community
- Two bedrooms plus a versatile office
- Modern dining kitchen
- Attractive private rear garden
- Generous main bedroom with built-in wardrobes
- Commuter-friendly with access to Perth and beyond

Nestled in the heart of the charming village of Dunning, Caberfeidh is a beautifully presented traditional stone-built home brimming with character. With its handsome frontage and deceptively spacious interior, this delightful two-bedroom property also features a handy home office, ideal for remote work or hobbies. The ground floor offers a generous lounge with French doors opening onto a pretty, well-tended rear garden — perfect for peaceful mornings or evening unwinds. The dining kitchen boasts ample worktop space and units, making it both functional and welcoming. Upstairs, the spacious main bedroom benefits from built-in wardrobes, while a further bedroom and a useful office complete the layout. The family bathroom has been upgraded to offer a stylish and contemporary finish.

Externally, the rear garden is a lovely mix of paved seating area, mature borders and greenery — a true sun trap and perfect for entertaining. Street parking is readily available to the front. This is a charming home in a peaceful village setting with easy access to Perth, making it an ideal base for professionals, downsizers or young families.

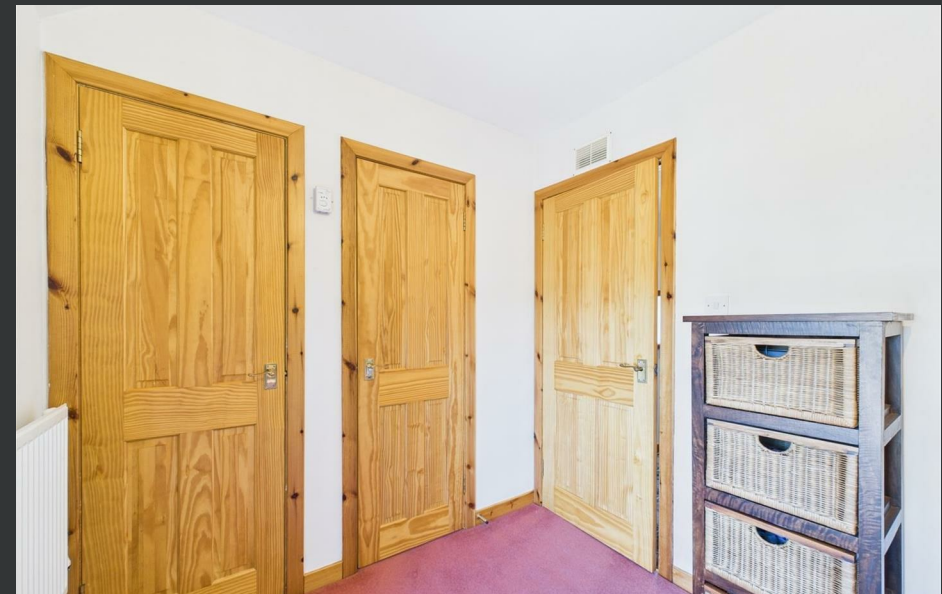
Offers over £175,000

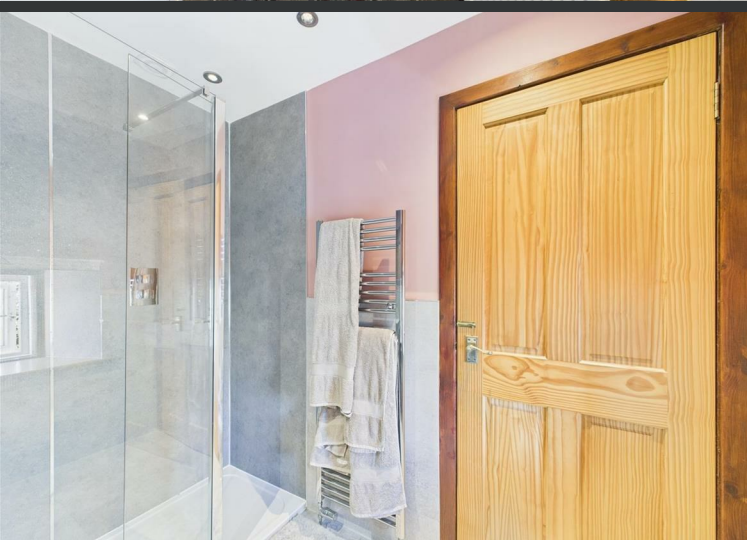


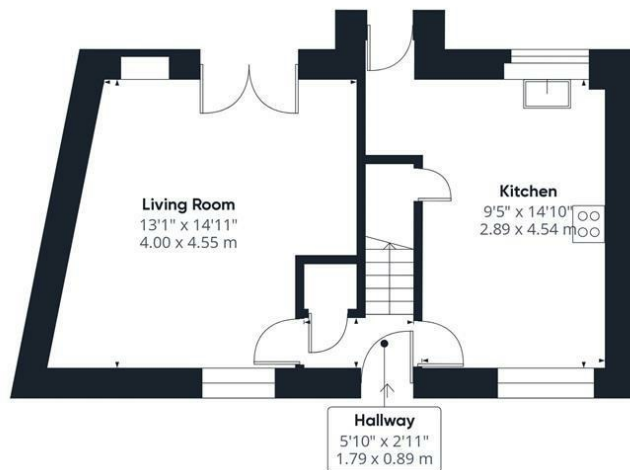


Location

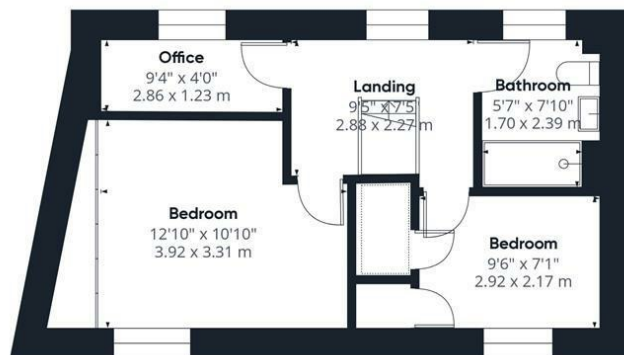
The village of Dunning is steeped in charm and history, offering a warm, friendly community atmosphere. Located just a 15-minute drive from Perth, it provides the perfect balance of rural tranquility and city convenience. The village is home to a popular primary school, a local shop, pub, and the historic St. Serf's Church. Surrounded by stunning countryside, Dunning is ideal for outdoor enthusiasts, with scenic walks and cycle routes on the doorstep. Excellent road links make commuting straightforward, with the A9 nearby providing access to major cities like Dundee, Stirling, and Edinburgh.







Ground floor



Floor 1



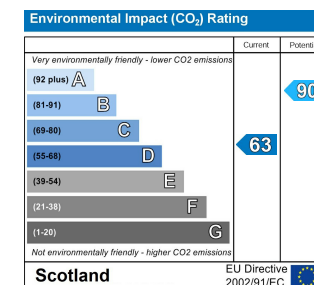
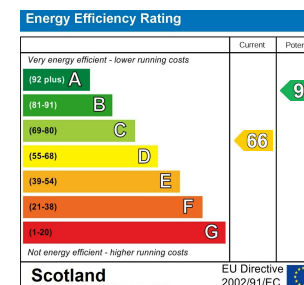
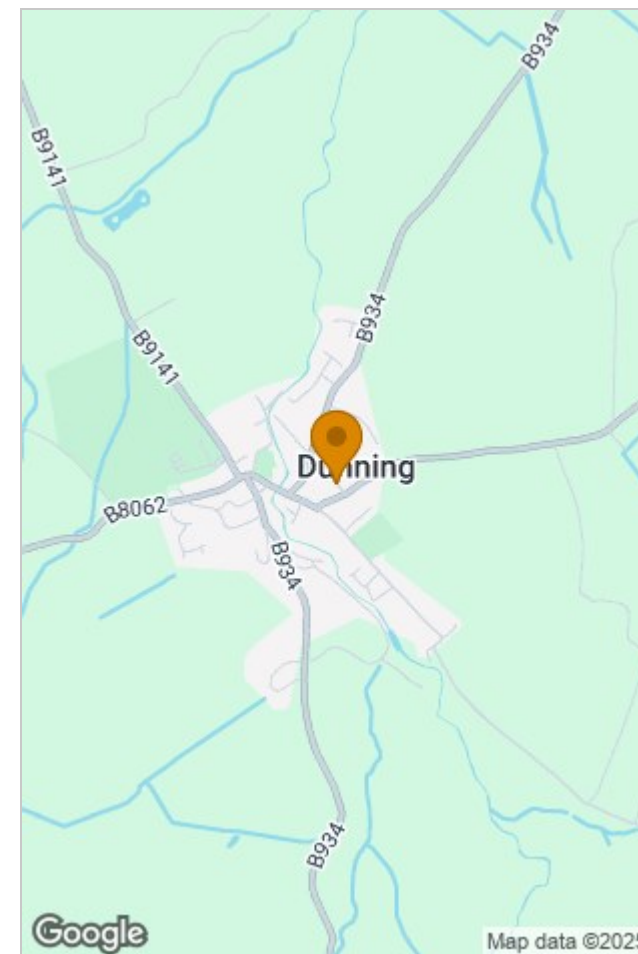
Approximate total area⁽¹⁾
793.73 ft²
73.74 m²

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.