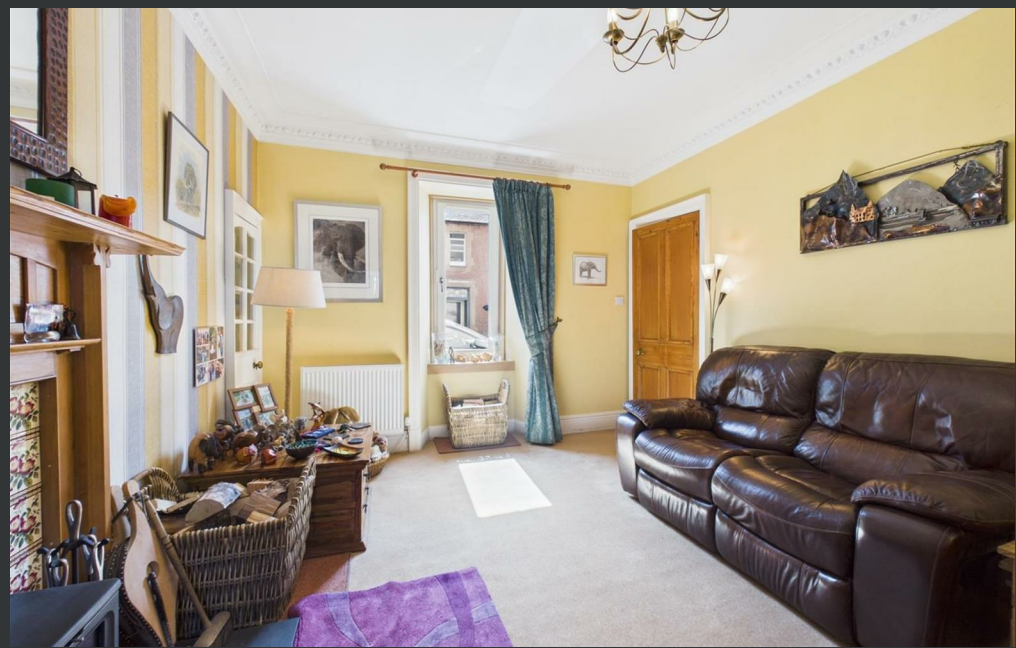




Ochil House Newton Of Pitcairns, Perth, PH2 0SL  
Offers over £255,000





# Ochil House Newton Of Pitcairns Perth, PH2 0SL

Offers over £255,000

- Charming semi-detached home
- Bright dining kitchen
- Utility room & ground floor WC
- Bright and secluded garden
- Sought-after village location
- Two spacious double bedrooms
- Cosy wood-burning stove
- Modern shower room
- Timber garden shed
- Fantastic country views

Set within the peaceful hamlet of Newton of Pitcairns adjoining the sought-after village of Dunning, Ochil House is a charming, recently modernised two-bedroom home that combines traditional character with spacious accommodation and an exceptional private garden.

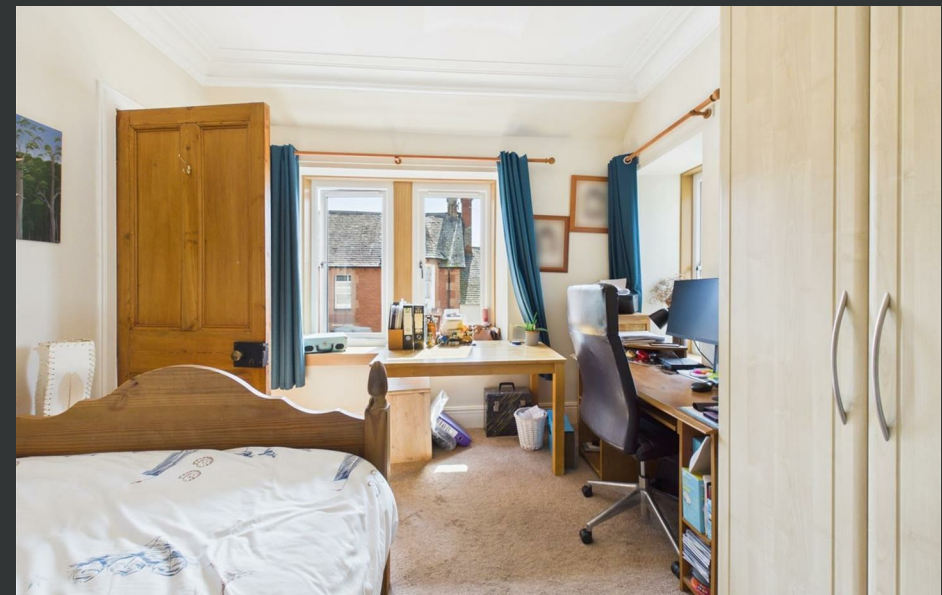
The welcoming entrance hall leads to a generous living room where an attractive fireplace with wood-burning stove creates a warm focal point, complemented by high ceilings and period detailing. The bright dining kitchen offers an excellent range of shaker-style units, ample space for family dining and direct access to the rear garden. A practical utility room and separate WC complete the ground floor. Upstairs, there are two particularly spacious double bedrooms with one also featuring a large storage cupboard. The stylish shower room features a contemporary white suite and separate shower enclosure. Outside is where this home truly excels. Access via a path to the rear of the property, the beautifully maintained garden offers an idyllic retreat, with a large patio, gravelled seating areas, mature planting, a substantial timber shed and uninterrupted views towards the surrounding countryside. There is also on-street parking to the front. Offering village tranquillity within easy reach of Perth, Auchterarder and the A9, this delightful home is ideal for those seeking space, character and a wonderful outdoor lifestyle.



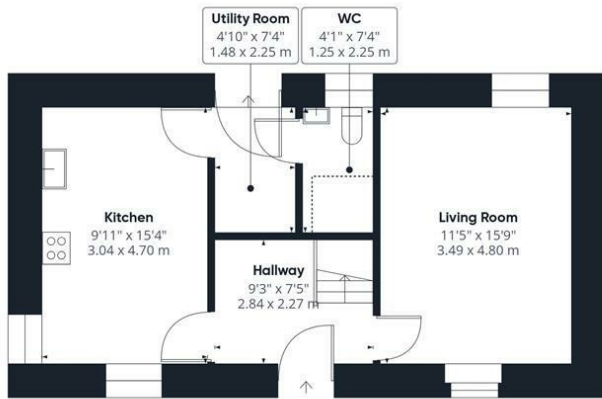


## Location

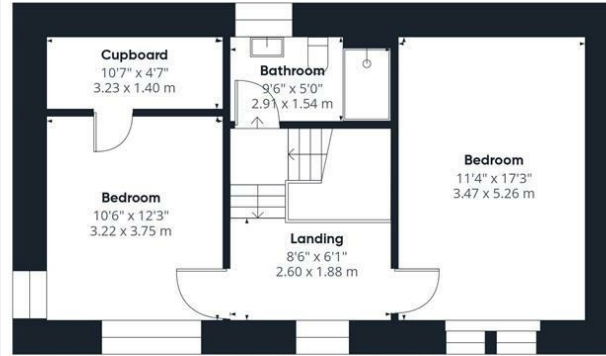
Newton of Pitcairns is a peaceful rural hamlet located on the edge of the highly desirable village of Dunning. Surrounded by beautiful Perthshire countryside, it offers a wonderful balance of tranquillity and convenience. Dunning provides everyday amenities including a village shop, café, primary school and local pubs, while nearby Auchterarder and Perth offer a wider selection of shopping, leisure and secondary schooling. Excellent road links via the A9 make commuting to Perth, Stirling, Edinburgh and Glasgow straightforward. With scenic walks, cycling routes and the Ochil Hills close by, the area is perfect for those seeking a relaxed rural lifestyle.



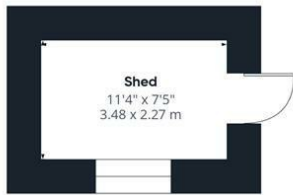




Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>

1106 ft<sup>2</sup>  
102.7 m<sup>2</sup>

Reduced headroom

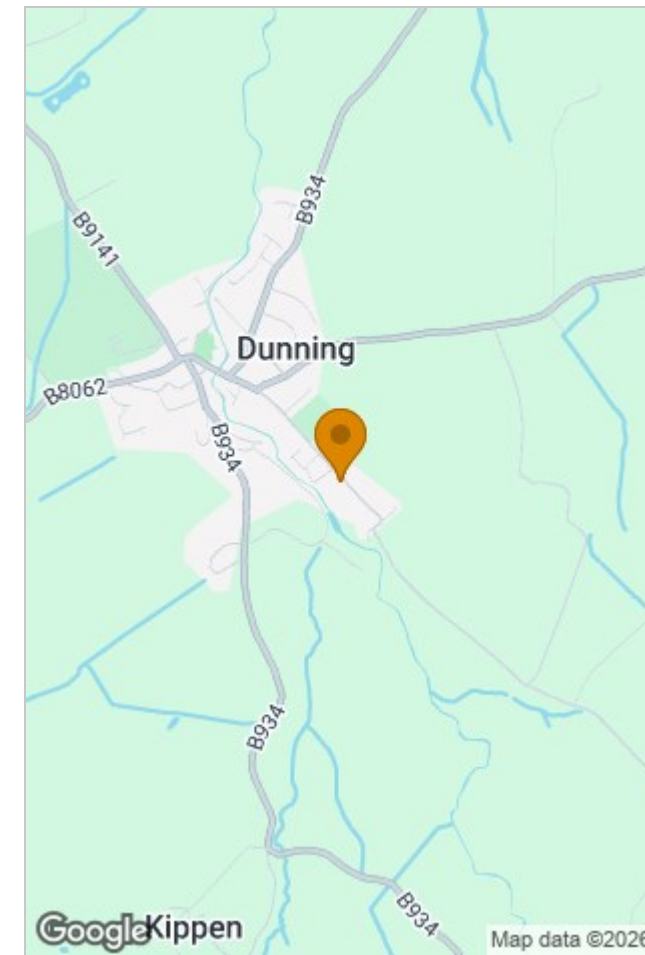
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces.

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

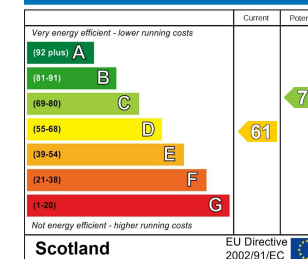
GIRAFFE 360



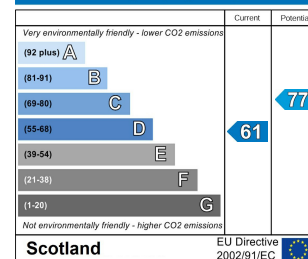
GoogleKippen

Map data ©2026

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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.

