



5 Dunning Street, Bridge Of Earn, PH2 9AA
Offers over £195,000

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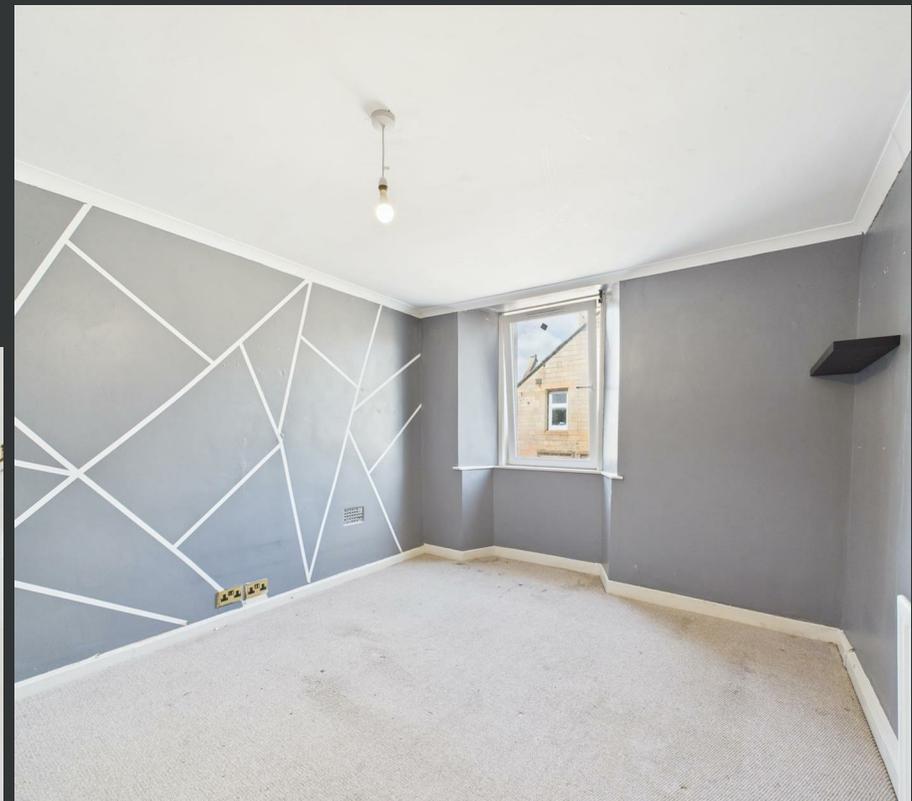
5 Dunning Street Bridge Of Earn, PH2 9AA

- Three-storey townhouse with 9 bedrooms
- Dining kitchen
- Shared rear courtyard
- Flexible living space over three levels
- Scope for conversion and development
- Bright and spacious living room
- Three bathrooms plus downstairs WC
- Detached office/workshop
- Gas central heating and double glazing
- Village centre location with easy commuting links

Welcome to 5 Dunning Street, a spacious and characterful nine-bedroom townhouse spread across three generous floors in the heart of Bridge of Earn. Also brimming with potential for conversion into separate dwellings, this rarely available home offers outstanding flexibility, ideal for large families, shared living or anyone looking to create a home-and-business setup under one roof.

The ground floor features a welcoming entrance hallway, a bright and spacious living room, a dining kitchen, a double bedroom, rear porch and a useful WC. Upstairs, the first and second floors offer a total of eight additional bedrooms and three bathrooms, providing ample space for family life, guests, or creative reconfigurations. To the rear, a small shared enclosed courtyard offers a peaceful, low-maintenance outdoor space. A separate detached workshop/office building opens even more possibilities – ideal as a home business, gym, studio or garden room. This substantial home may benefit from some modern touches, but its generous proportions, multiple bedrooms and central location offer brilliant potential. A rare opportunity not to be missed.

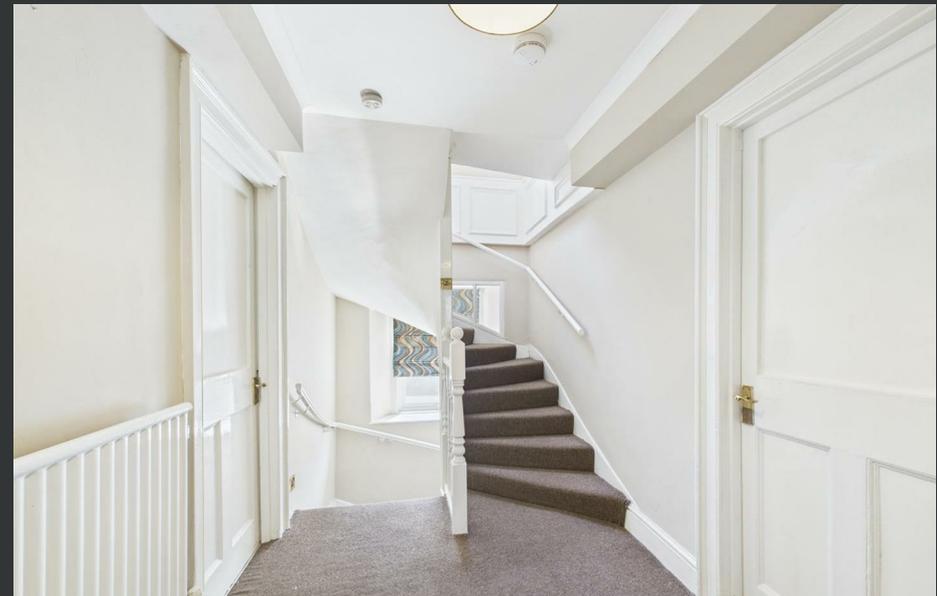
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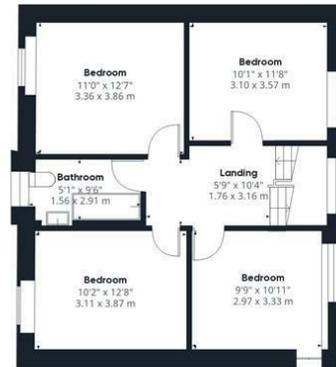
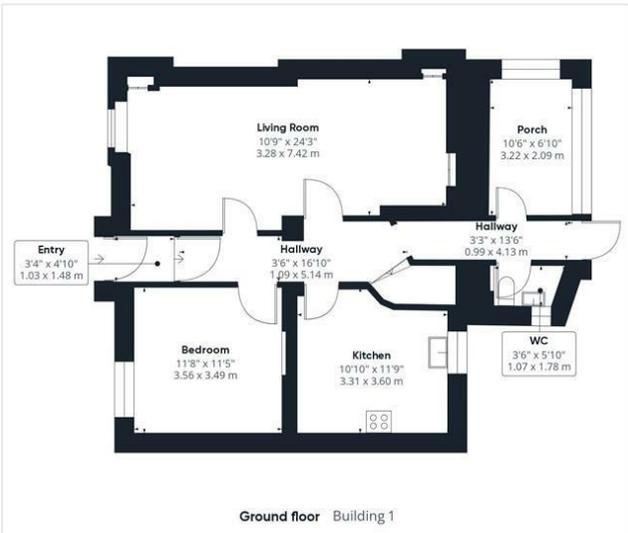


Location

Bridge of Earn is a sought-after village just a few miles from Perth, offering a peaceful yet well-connected setting. The area is popular with families and commuters alike, thanks to excellent transport links via the M90 and regular bus routes. Local amenities include shops, cafés, a primary school, medical centre and parks, while riverside walks and countryside views are just moments away. Whether you're upsizing, relocating or seeking a project with potential, Bridge of Earn is a welcoming spot with plenty to offer.







Approximate total area⁽¹⁾

2207.58 ft²
205.09 m²

Reduced headroom

21.1 ft²
1.95 m²

(1) Excluding balconies and terraces

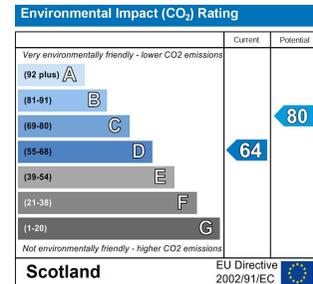
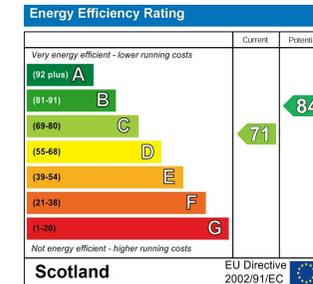
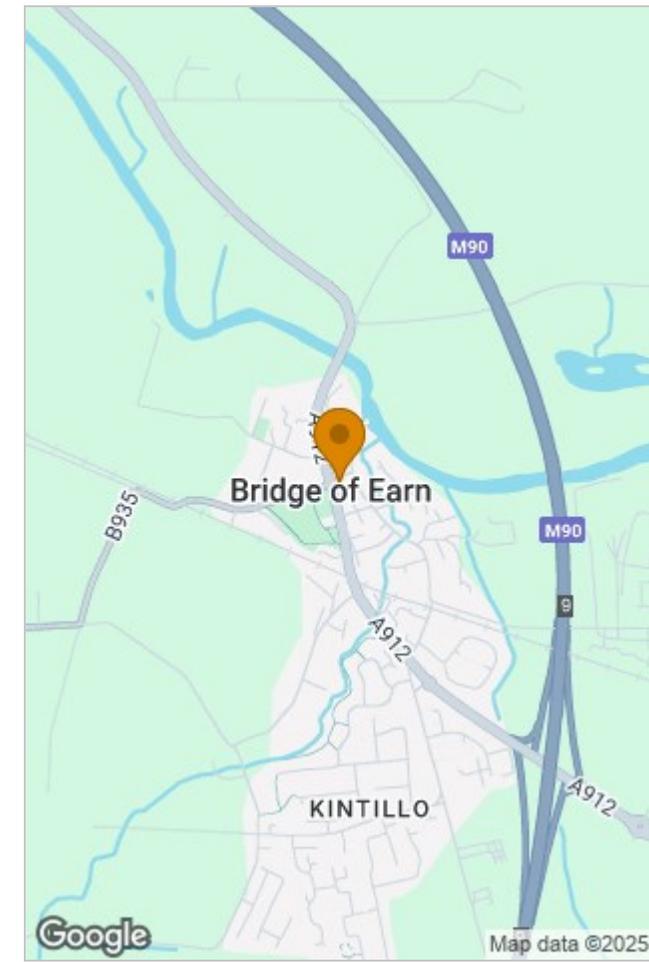
Reduced headroom

..... 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.

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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.

