




McEwan Fraser Legal
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5 The Glebe
DUNNING, PERTSHIRE, PH2 0RF



DUNNING

PERTHSHIRE, PH2 0RF

5 The Glebe is set towards the end of a quiet and safe cul-de-sac location. The modern village primary school is only a mere 5 minutes walk with a free school bus to the Community School of Auchterarder for Secondary School access. The village shop, post office, swing park, 9 hole golf course & 2 local pubs are all within walking distance. There are 2 all weather tennis courts with an active tennis club. The easy access to the A9, makes it an ideal commuter base with Auchterarder 10 mins way, 15 mins to Perth and Gleneagles train station. Commuting to Dundee is only 45mins, Glasgow 50mins and Edinburgh 1 hr away.





Part Exchange available! We are delighted to offer onto the open market this substantial family home with a flexible living arrangement available. Set at the end of a quiet cul-de-sac with ample parking made available opposite the property and additional land. Approach the property from the generous driveway and follow the pathway to the front door. Walk in to an impressive entrance hall with access to ground floor rooms, built in storage cupboards and stairs to first floor finished off with laminated wood flooring. The living room enjoys views over the grounds through a double aspect with feature fireplace. Behind this you have a beautiful and light open plan, family area, dining area and modern kitchen / breakfast room. They all work well giving an impressive and generous living arrangement. The kitchen is fitted with a modern range of units with built in double oven, extractor hood, halogen hob and dishwasher. Access to the rear and side garden is available from the family area through patio doors. The rooms are completed with down lights and laminated wood flooring and access to a large larder and utility room. The utility room has space and plumbing for a washing machine and tumble dryer with boiler and rear garden access.



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At the other end of the house is a two-piece cloakroom accessed from the hallway, with a study next door enjoying a rear aspect with fitted cupboards that could be used as a bedroom. Completing the accommodation downstairs is the downstairs bedroom with a front aspect. (This room could be knocked together with the study to make one large office or bedroom). Upstairs you have a long landing with access to all 5 upper bedrooms, built in double wardrobe and access to the loft space. The master enjoys an en-suite four-piece bathroom suite with double shower cubicle. There are fitted double wardrobes as a minimum in all five bedrooms and a family four-piece bathroom completes the upstairs accommodation.

Outside you have a large driveway with further land and parking opposite the house which are included within the deeds. From the driveway you access the double garage with electric roller doors, light, power and access from the rear garden too. There is a secure gate which leads to the rear garden. The garden is generous with a large turfed area with decking and patio to the rear of the property and fully enclosed by wood panelled fencing and mature conifer hedging. Further space to the side is available with a gate and space for a shed and kennel with hedging for security.





BED 1



BED 2



BED 3



BED 2



BED 4



Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 4.40m (14'5")
Kitchen	6.70m (22') x 6.42m (21'1")
Utility Room	2.40m (7'10") x 1.60m (5'3")
Dining Room	4.20m (13'9") x 2.70m (8'10")
Study	4.20m (13'9") x 2.70m (8'10")
Bedroom 1	4.30m (14'1") x 3.40m (11'2")
En-suite	3.90m (12'10") x 2.50m (8'3")
Bedroom 2	4.40m (14'5") x 3.00m (9'10")
Bedroom 3	3.80m (12'6") x 2.70m (8'10")
Bedroom 4	3.30m (10'10") x 3.20m (10'6")
Bedroom 5	3.20m (10'6") x 2.70m (8'10")

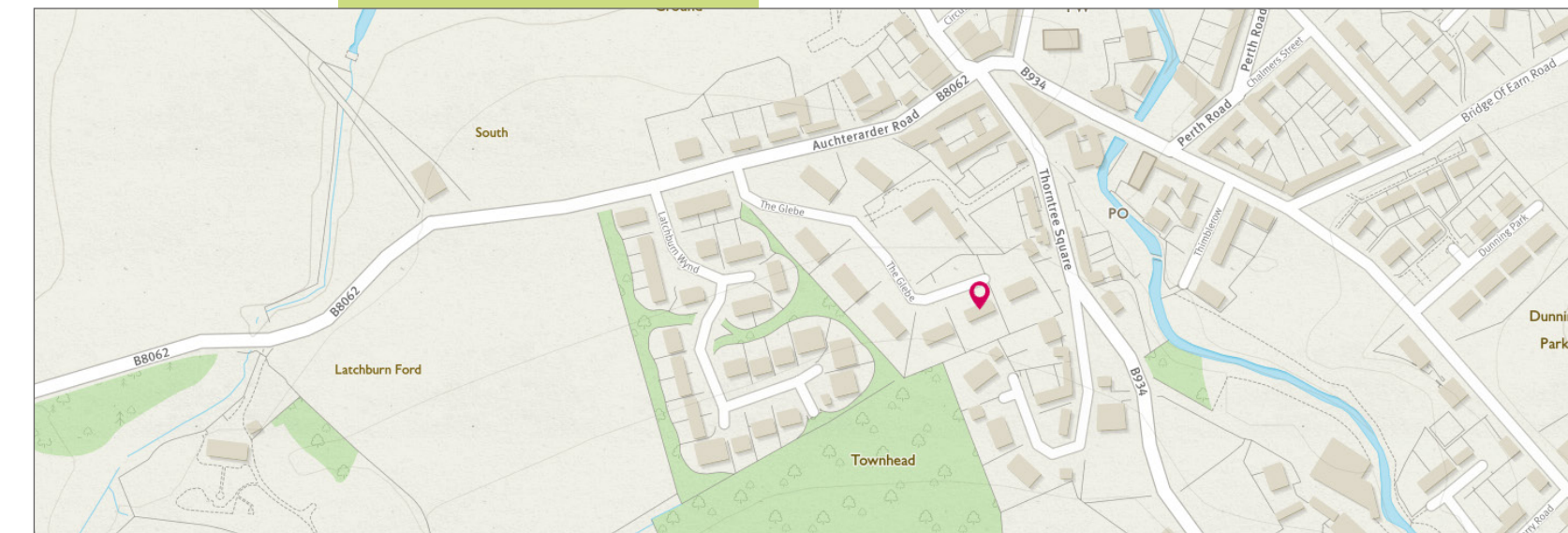
Bathroom	3.20m (10'6") x 2.10m (6'11")
WC	1.50m (4'9") x 2.00m (6'5")
Garage	5.80m (19') x 5.40m (17'7")

Gross internal floor area (m²) - 227

EPC Rating - D

Extras
(Included in the sale)

The property can be sold as seen and will include all fitted appliances, sheds, floor coverings and blinds.






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Part
Exchange
Available



Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
CATHERINE ANDERSON
 Designer

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