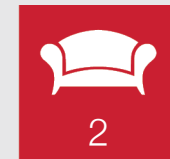




1 Atholl Gardens,

Dunkeld, Perth And Kinross,
PH8 0AY





Summary

Welcome to an immaculately presented detached bungalow in Dunkeld, representing an ideal family home. The residence boasts three double bedrooms, a versatile single bedroom/study, two reception rooms, a stylish integrated breakfasting kitchen interconnected with a spacious dining room, and three bathrooms. Outside, 1 Atholl Gardens is complemented by thriving wrap-around gardens, a greenhouse, a storage shed, and convenient parking, including a private driveway and attached garage. Additionally, the home is conveniently located near excellent amenities, including local shops, walking and cycling trails, fishing spots, and transport links. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Detached bungalow in Dunkeld
- Entrance hall with storage
- Sunny dual-aspect living room
- Sky-lit conservatory with garden access
- Attractively integrated breakfasting kitchen/dining room
- Main bedroom with an en-suite bathroom
- Second double bedroom with an en-suite shower room
- Sunny wardrobed third bedroom
- Versatile fourth bedroom/study
- Four-piece family bathroom
- Established, private wrap-around gardens
- A shed and a greenhouse
- Private driveway and garage parking
- Gas central heating and double glazing



“A large four-bedroom detached bungalow, with a dual-aspect living room, a conservatory, an open-plan breakfasting kitchen/dining room, and three bathrooms.”





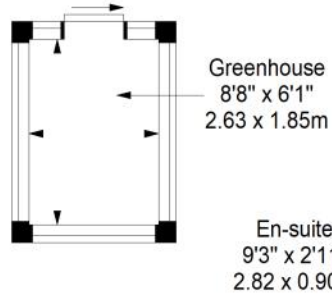


“The four-bedroom property offers lots of exterior space, including generous private parking and thriving, wrap-around gardens with a greenhouse and a shed.”

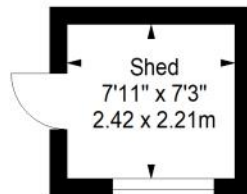


Floorplan

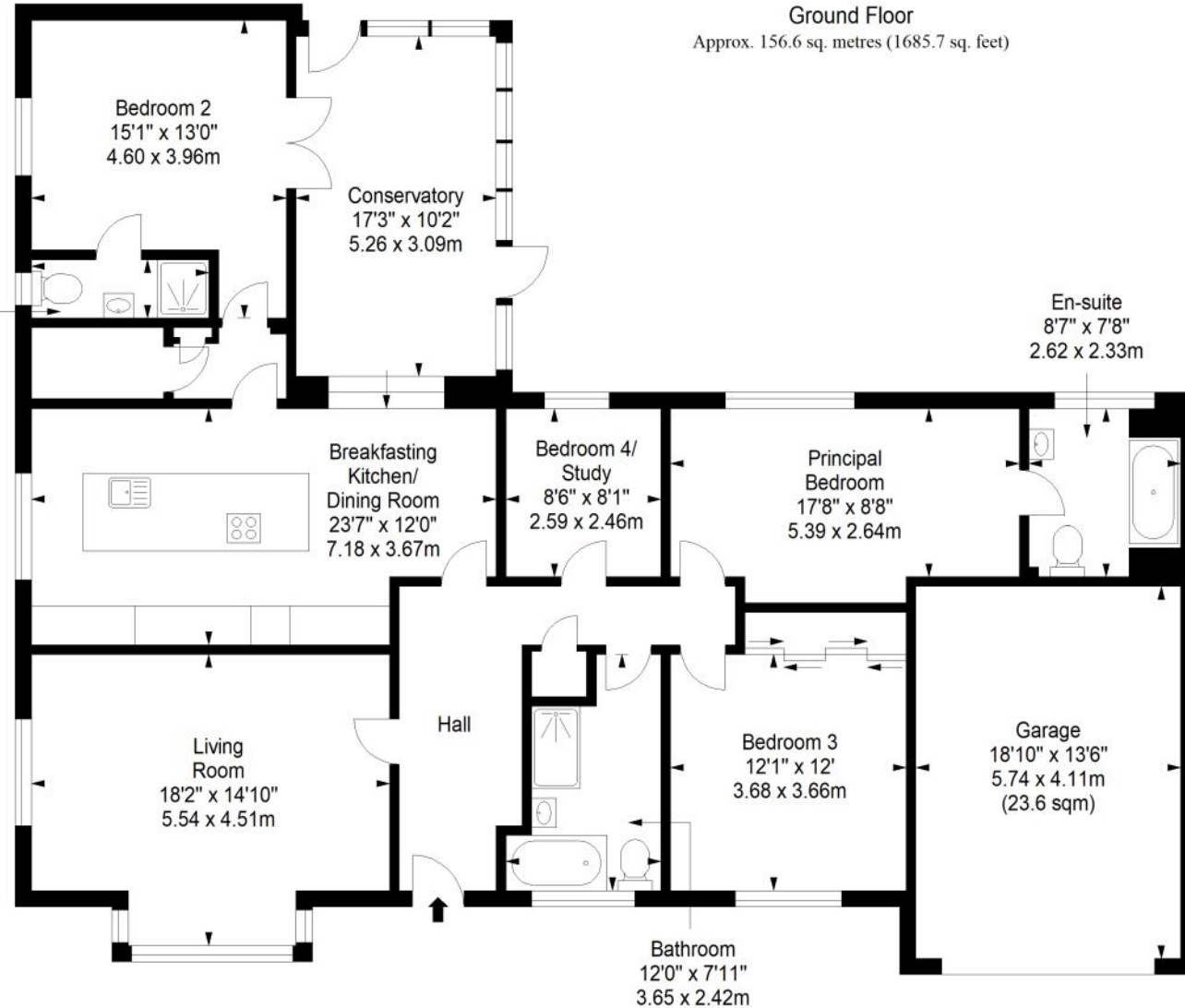
Greenhouse
Approx. 4.9 sq. metres (52.7 sq. feet)



Shed
Approx. 5.3 sq. metres (57.0 sq. feet)



Ground Floor
Approx. 156.6 sq. metres (1685.7 sq. feet)



Total area: approx. 156.6 sq. metres (1685.7 sq. feet)



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