



**Premier
Properties**
Perth



Ard Mor 39 Highfield Road, Scone, PH2 6RN

Offers Over £449,950

 **5**  **2**  **2**  **C**

The property has been extensively renovated and expanded over the years to create a welcoming family home with a fantastic flow. As you step inside, a light-filled entrance vestibule and hallway provides access to the WC, fifth bedroom, open plan kitchen/dining area, garden room & living room. The large open-plan kitchen/dining area is a standout feature of the home that is ideal for entertaining and hosting family gatherings. A double glazed door leads from the garden room to the garden patio at the rear of the property, seamlessly blending indoor and outdoor living spaces. Upstairs, the generous principle bedroom boasts an en-suite shower room and there is three further bedrooms and a family bathroom.

To the front of the property there is a large mono bloc driveway with off street parking for a number of cars, leading to the integral double garage with an electric door which adds both convenience and security to this exceptional property. The rear of the property features a spacious private garden, perfect for outdoor entertaining or relaxation.

Located in the desirable village of Scone, just a short distance from Perth, the property offers easy access to various local services and amenities, including a supermarket, restaurants, pubs, health centre, and the highly regarded Robert Douglas Memorial primary school. With a regular bus route into Perth, residents can enjoy the tranquillity of village life while still being close to city conveniences.

- 5 Bedrooms
- Double Garage
- Double Glazing
- Driveway
- Gas Central Heating
- Move In Condition
- Off Street Parking
- Private Garden
- Village Location



TOTAL: 2123 sq. ft. 197 m²
FLOOR 1: 1140 sq. ft. 106 m²; FLOOR 2: 983 sq. ft. 91 m²
EXCLUDED AREAS: GARAGE: 362 sq. ft. 34 m²; LOW CEILING: 50 sq. ft. 2 m²; BAY WINDOW: 10 sq. ft. 0 m²
WALLS: 187 sq. ft. 15 m²

All Measurements Are Approximate And For Clarity Purposes Only



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	74 81	Scotland	EU Directive 2002/91/EC	68 76



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