



**Premier
Properties**
Perth



57 Bonhard Road, Perth, PH2 6QB

Offers Over £520,000

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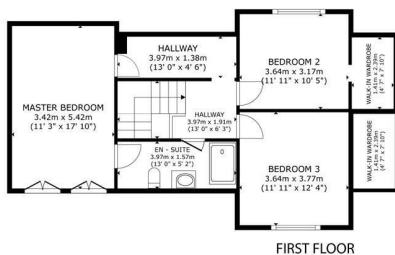
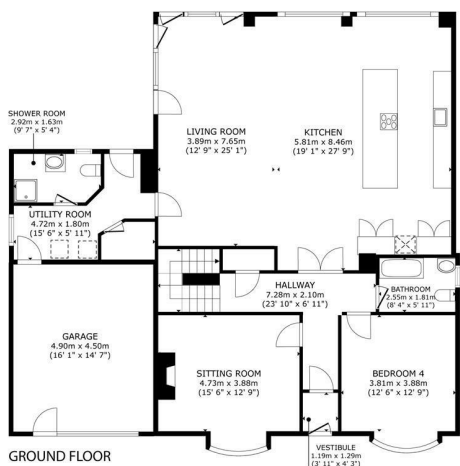
Upon entering, you are greeted by a welcoming vestibule that leads into the hallway. The ground floor features a charming sitting room, a well-appointed bedroom, and a superb open-plan family room that seamlessly integrates the dining area and kitchen, perfect for modern living and family entertaining. Additionally, a utility room and a wet room with a WC enhance the practicality of this home.

Ascending to the first floor, you will find a study landing that leads to the principal bedroom, which benefits from a Jack and Jill shower room with a WC, along with two further well-sized bedrooms, ensuring comfort for all family members.

Set on a generous plot, the property is surrounded by beautifully maintained garden grounds to the front, side, and rear. The rear garden is predominantly laid to lawn, complemented by a delightful decking area, ideal for enjoying the warmer months. A single garage equipped with electric light and power, along with a driveway that accommodates several vehicles, adds to the convenience of this home.

Within walking distance there are a wide range of local amenities including independent shops, doctors surgery, bars and restaurants. The Robert Douglas Memorial School with its excellent reputation, and parklands are also close by along with many woodland walks. Perth city centre, only 3 miles away offers a wider range of business, shopping and leisure facilities including the Concert Hall and an ample choice of restaurants and bars, all within pleasant walking distance. There is also a frequent bus service including the 'Park & Ride' service linking Scone to Perth and beyond. Access to the outer-ring motorway network is just a short drive away offering easy commuting to all major cities and airports.

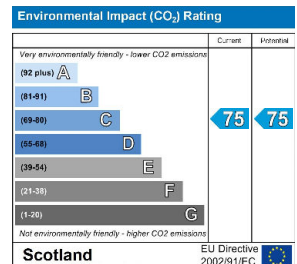
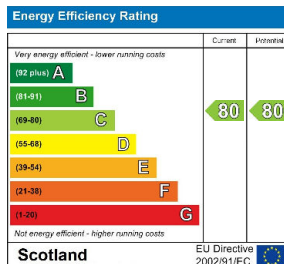
- 4 bedrooms
- Large rear garden
- Single garage
- Driveway for multiple cars
- Close to local amenities
- Easy access to Perth
- Gas central heating
- Solar panels



57 Bonhard Road, Scone, PH2 6QB

FLOOR 1 155.3 m² (1,672 sq.ft.) GROSS INTERNAL AREA
 FLOOR 2 69.0 m² (743 sq.ft.)
 GARAGE 22.05 m² (237 sq.ft.)
 TOTAL: 246.35 m² (2,652 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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