



**Premier
Properties**
Perth



Skymore Bridgend, Dunning, PH2 0RS Offers Over £349,950

 4  3  2  C

This exceptional home is arranged over three levels and offers well-proportioned, flexible living space throughout. The ground floor comprises a welcoming entrance hall, a stunning contemporary kitchen with island, formal dining room, utility room with direct access to the garage, a generous double bedroom, and a modern shower room.

On the first floor, there is a spacious and inviting living room featuring a wood-burning stove and bar area, along with a second bedroom and a stylish family bathroom. The second floor provides two further well-sized bedrooms, an additional shower room, and a separate boiler room. Excellent storage solutions are found throughout the property. The home further benefits from gas central heating and double glazing.

Externally, the property offers a garage and on-street parking to the front. The attractive garden grounds are predominantly patioed, creating an ideal space for outdoor relaxation and entertaining during the summer months. The property further benefits from a EV charger.

Early viewing is highly recommended, as properties of this calibre and character are rarely available on the market.

- 4 spacious bedrooms
- 2 reception rooms
- Close to local amenities
- Easy access to transport links
- Ideal family home
- Rare to the market
- Quiet residential area
- Beautifully presented & maintained throughout



Skymore, Bridgend, Dunning, PH2 0RS

GROSS INTERNAL AREA
 GROUND FLOOR 76.1 m² (819 sq.ft.); FIRST FLOOR 69.6 m² (749 sq.ft.); SECOND FLOOR 37.4 m² (402 sq.ft.)
 EXCLUDED AREAS: GARAGE 15.7 m² (170 sq.ft.); REDUCED HEADROOM 8.2 m² (89 sq.ft.)
 TOTAL: 183.3 m² (1971 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
A (92 plus)		Very environmentally friendly - lower CO ₂ emissions	
B (81-91)		A (92 plus)	
C (69-80)		B (81-91)	
75	78	C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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