



**Premier
Properties**
Perth



Kilgraston , Perth, PH2 9BG

Offers Over £595,000

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The accommodation is arranged over two levels and comprises a welcoming entrance hall, a spacious living room complete with a wood-burning stove, and a bright conservatory providing direct access to the garden. The well-appointed kitchen/diner features integrated appliances and offers an ideal space for both everyday living and entertaining. The ground floor further benefits from a family room, utility room, boiler room, W.C., a double bedroom, and a stylish shower room.

Upstairs, there are four generously sized double bedrooms, all enjoying stunning views over the surrounding countryside. The principal bedroom benefits from an en-suite, while a contemporary family bathroom serves the remaining rooms.

Externally, the property occupies a fantastic-sized, private plot, predominantly laid to lawn, with a patio area perfect for outdoor dining and relaxation during the warmer months. A driveway provides ample off-street parking for multiple vehicles and includes an electric vehicle charging point. The large garage, accessible from within the house, offers excellent storage or workshop potential.

Early viewing is highly recommended, as properties of this calibre rarely come to the market.

- Rare opportunity to acquire an impressive five-bedroom detached home set within a substantial private plot
- Breathtaking open views in all directions, located in the highly sought-after village of Bridge of Earn
- Offers an exceptional blend of space, privacy, and scenic surroundings, ideal for modern family living
- Located in Bridge Of Earn
- Ideal family home
- Close to Perth amenities
- Easy access to transport
- Electric vehicle charging point
- Driveway providing ample off-street parking for multiple vehicles



Total: 2338 sq. Ft, 217 m2
Ground Floor: 1511 sq. Ft, 140 M2, 1st Floor: 827 sq. Ft, 77 m2
Excluded Areas: Boiler Room: 33 sq. Ft, 3 M2, Utility: 74 sq. Ft, 7 M2, Garage: 426 sq. Ft, 40 M2,
Walls: 218 sq. Ft, 19 m2

All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating

Rating	Percentage	Scotland 2009/10
12 plus A	12 plus	71
81-91 B	81-91	
69-80 C	69-80	
55-68 D	55-68	
39-54 E	39-54	
21-38 F	21-38	
1-20 G	1-20	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Percentage	Scotland 2009/10
92 plus A	92 plus	69
81-91 B	81-91	
69-80 C	69-80	
55-68 D	55-68	
39-54 E	39-54	
21-38 F	21-38	
1-20 G	1-20	

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

