







Nestled in the heart of Scone, a charming town in Perthshire, Bonhard Road stands out as a highly desirable and exclusive location. This delightful three-bedroom detached home has undergone stylish upgrades by its current owners, resulting in a modern and high-quality family residence.





Upon entering, you are greeted by a welcoming vestibule leading to a central reception hallway. The front-facing sitting room exudes elegance with its feature electric fire and seamlessly integrated dining area, enhancing the home's versatility. An adjacent office room adds practicality to the layout. The recently renovated kitchen boasts a sleek design with contemporary quality units, complemented by a utility/laundry area and ample space for a breakfasting table, all offering views of the front gardens. A charming rear porch provides additional access to the outdoors.





The ground floor comprises two generously sized double bedrooms and a stylish bathroom featuring a modern suite with a bath and separate glass shower enclosure. Ascend the solid wood stairs to the upper gallery landing, where an impressive principal bedroom awaits, complete with double aspect windows offering views to the front and rear, and ample storage in the eaves.



Key Features

- A delightful detached home within the sought after area of Scone.
- Three generously sized bedrooms.
- Front-facing sitting room with feature electric fire.
- Recently renovated kitchen with utility/laundry area.
- Home office.
- Recently renovated stylish bathroom featuring a modern suite with a bath and separate glass shower enclosure.
- Mature landscaped gardens with raised sun deck, garden arbour and potting shed.
- Spacious detached double garage and driveway for multiple vehicles.
- EPC - E

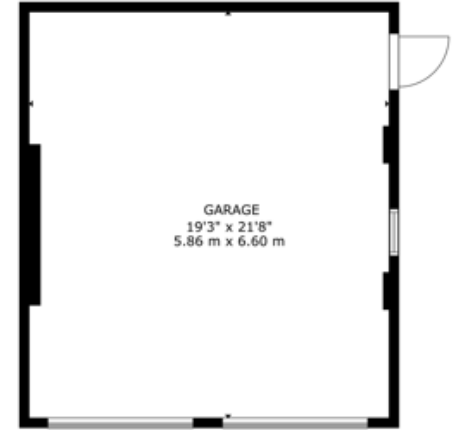
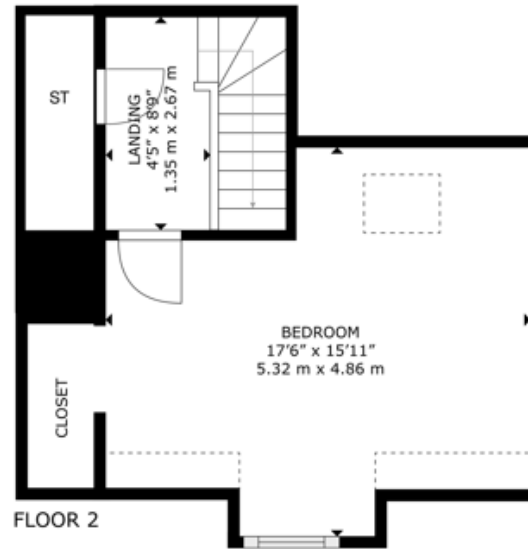
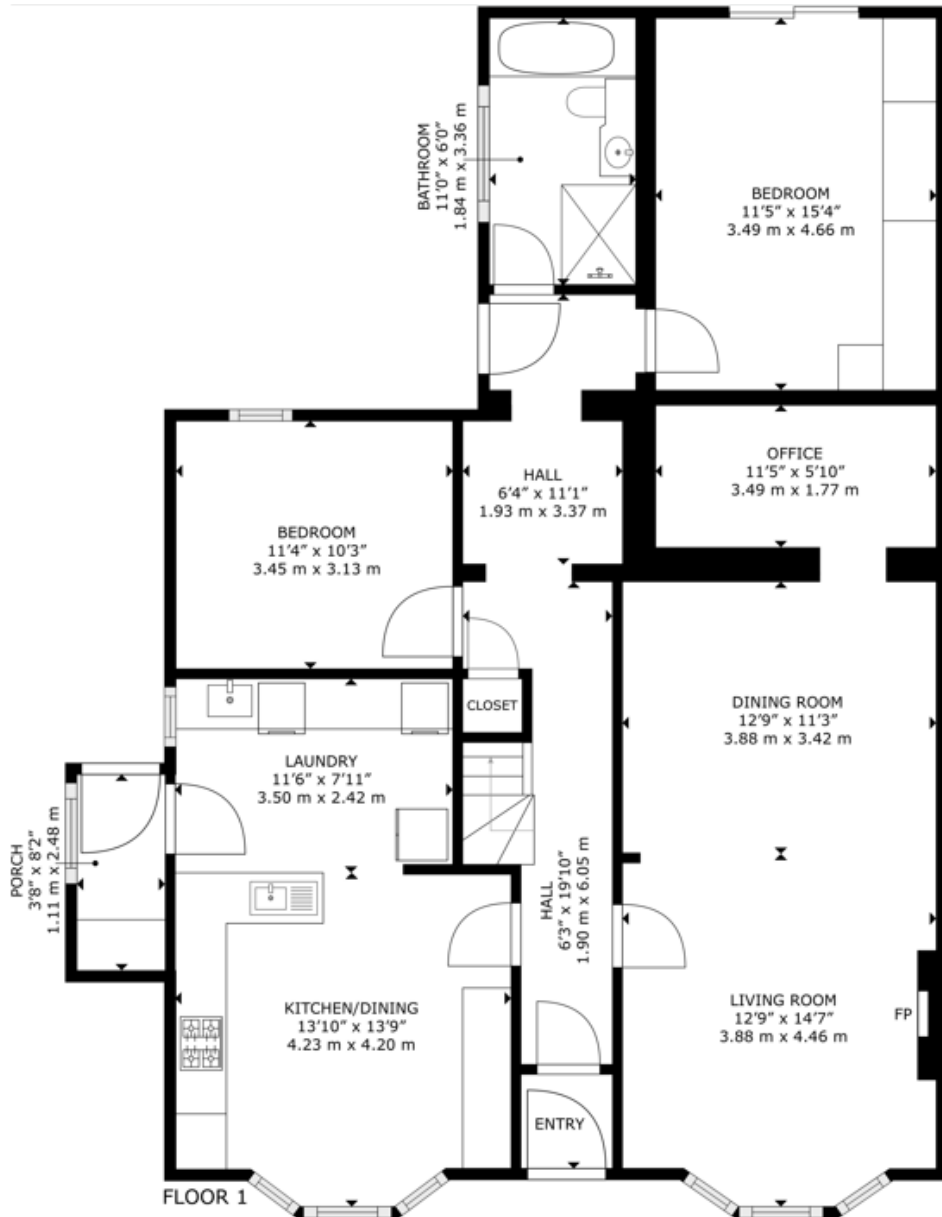




Outside, the property offers mature private gardens to the front and alongside is a long driveway capable of accommodating multiple vehicles. The beautifully landscaped gardens to the rear features a raised sun deck with an attractive garden arbour and patio area perfect for outdoor enjoyment, a potting shed, and a spacious detached double garage.

Scone offers an array of local amenities within easy reach of Bonhard Road. These include a well-regarded primary school, a convenient commuter bus service to nearby Perth, a Tesco Express and a variety of bars and restaurants, ensuring a comfortable and enjoyable lifestyle for residents.





GROSS INTERNAL AREA
 FLOOR 1: 1,325 sq. ft, 123 m², FLOOR 2: 297 sq. ft, 27 m²
 TOTAL: 1,622 sq. ft, 150 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Please note: all plans are for illustrative purposes only and should not be relied on a statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.





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