



**Premier
Properties**
Perth



57 Bonhard Road, Perth, PH2 6QB

Offers Over £520,000

4 3 2 C

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



Map data ©2025

GROSS INTERNAL AREA
FLOOR 1 155.3 m² (1,672 sq.ft.); 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.

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

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



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