



**Premier
Properties**
Perth



Skyemore Bridgend, Perth, PH2 0RS

Offers Over £385,000

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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.

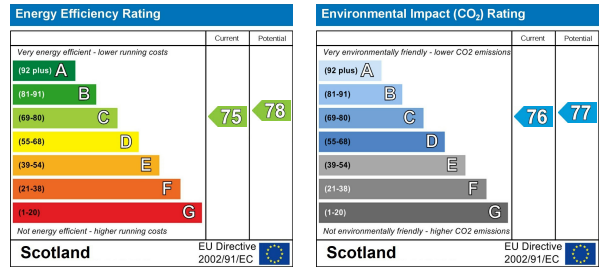
Early viewing is highly recommended, as properties of this calibre and character are rarely available on the market.

- 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



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 : 183.1 m² (1,971 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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