

Simple Approach



Estate Agents



**10 Bonhard Road, Perth
PH2 6QL**

Offers over £309,950

Simple Approach are pleased to welcome this charming and beautifully presented detached bungalow on Bonhard Road to the residential sales market. Situated in the ever desirable location of Scone, this lovely family home comes to the market in excellent move in condition throughout and enjoys spacious accommodation set across one accessible floor. Comprising; an entrance hallway, a sizeable rear facing lounge with a wood burning stove feature, an open plan dining area / modern fitted kitchen, a rear sunroom, three generous bedrooms all with fitted storage space, a chic bathroom and a further WC. Bonhard Road further benefits from sought after features such as practical gas central heating, full double glazing throughout an impressive south facing, private rear garden (1/5 Acre) with two patio areas and private driveway. This property is close to all local amenities such as shops, cafes and restaurants found within the village as well as only being a 10-minute drive to Perth's City Centre. This property is suited to a wide range of buyers such as any growing family or first-time buyers. Viewing is essential to appreciate the lovely property on offer here along with the ideal village location.

Lounge

20'0" x 11'5" (6.10m x 3.48m)

Kitchen / Diner

18'10" x 10'11" (5.75 x 3.35)

Sun Room

9'6" x 9'8" (2.91 x 2.95)

WC

4'10" x 3'3" (1.48 x 1)

Bedroom One

13'10" x 11'9" (4.23 x 3.60)

Bedroom Two

12'7" x 10'4" (3.84 x 3.17)

Bedroom Three

10'6" x 9'0" (3.22 x 2.75)

Bathroom

6'7" x 6'5" (2.03 x 1.96)

Attic Space

13 x 10'2 (3.96m x 3.10m)





- Detached Bungalow With A Private Driveway For 2/3 Cars
- Open Plan Modern Fitted Kitchen / Dining Area
- Gas Central Heating & Full Double Glazing
- Private Driveway For 2/3 Cars
- Beautifully Presented Throughout
- Sizeable Rear Facing Lounge
- Highly Sought After Village Location
- Three Generous Bedrooms With Fitted Storage
- Wood Burning Stove Feature In Lounge
- Generous South Facing Plot Of Land



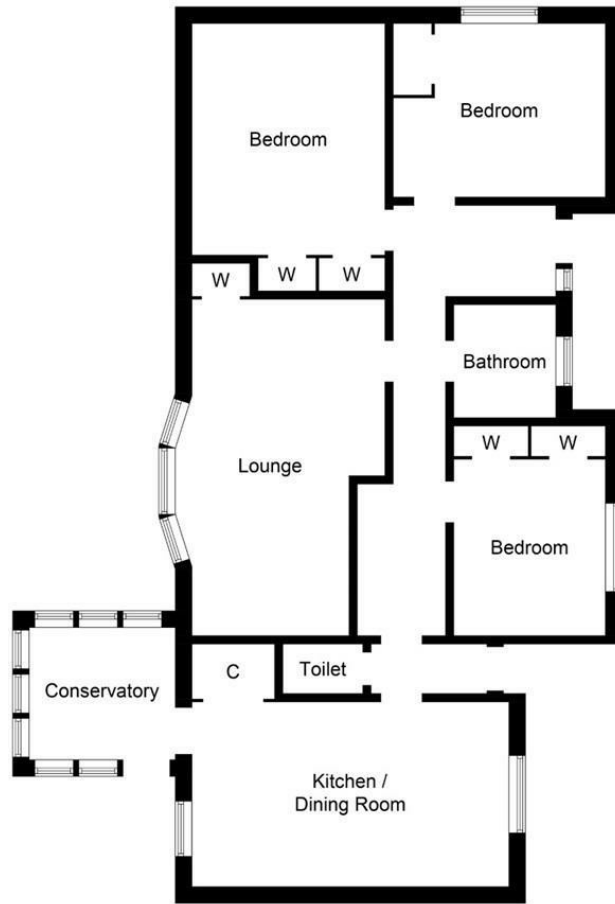
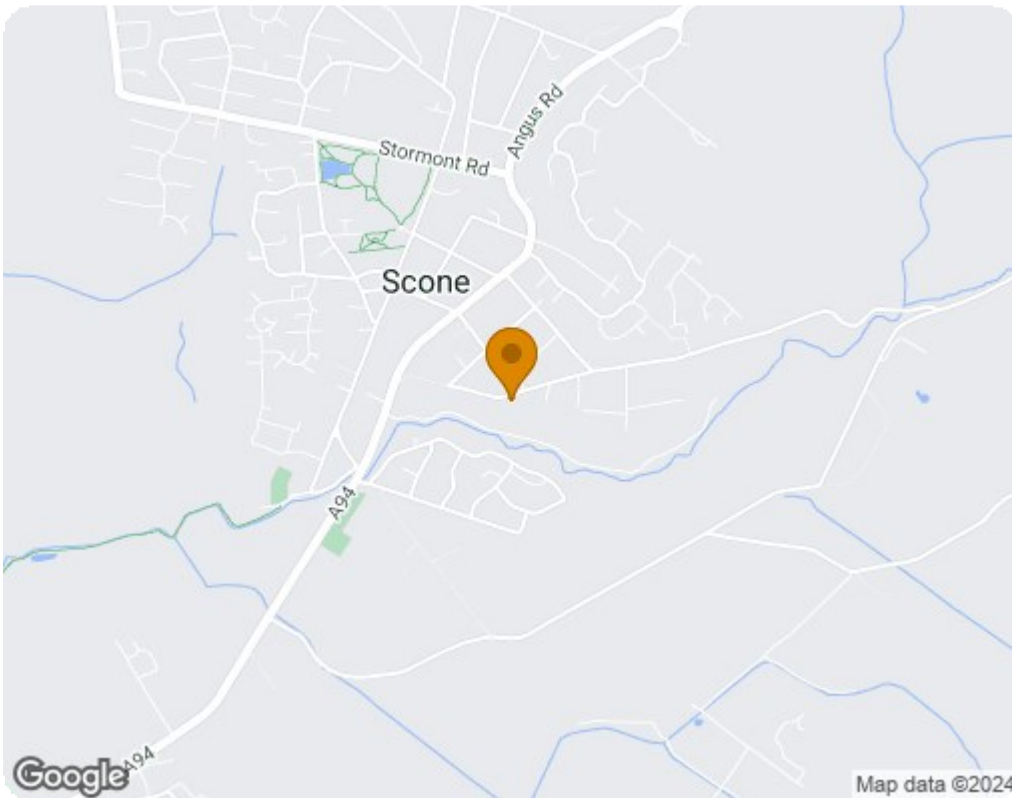


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099133)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	