

Simple Approach



Estate Agents



**5 Bonhard Avenue, Perth  
Perthshire PH2 6PZ**

**Offers over £218,000**



Simple Approach are excited to bring to the market this stunning three bedroom Dorran Corner Plot Detached Bungalow on Bonhard Avenue in Scone to the residential market. This property offers well presented accommodation throughout, comprising a spacious lounge with a very large window/doors looking out to the back garden, 3 sizable bedrooms, open plan kitchen/diner and a modern fitted bathroom. Boasting features such as gas central heating, double glazing, neutral and modern decoration along with an extensive garden (this property sits in a quarter of an acre) which would be great for a variety of purchaser. This property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer or growing family looking for a well-located property in move-in condition throughout, which only viewing will confirm to the purchaser.

### Lounge

16'0" x 17'11" (4.88 x 5.48)

### Kitchen

23'7" x 6'8" (7.21 x 2.05)

### Bedroom 1

10'8" x 11'6" (3.27 x 3.52)

### Bedroom 2

13'1" x 8'2" (3.99 x 2.49)

### Bedroom 3

7'8" x 11'11" (2.35 x 3.64)

### Bathroom

6'1" x 8'2" (1.87 x 2.50)

### Location

The village of Scone is situated just minutes away from the City Centre of Perth, where there are plenty of High Street amenities such as shops, restaurants and offices. This property is a 2 minute walk from the scone arms, a 3 minute walk to Quarrymill walk, a 3 minute walk to a few play parks. The village itself has local shops, co-op, takeaways, petrol station, a reputable Primary School as well as having restaurants and pubs for leisure. Scone is ideally situated for those looking to commute between Perth & Dundee as it has quick access to routes in both directions via the A90. The village itself offers residents the opportunity to be within minutes of a vibrant City Centre without compromising the benefits of a peaceful, semi-rural setting.

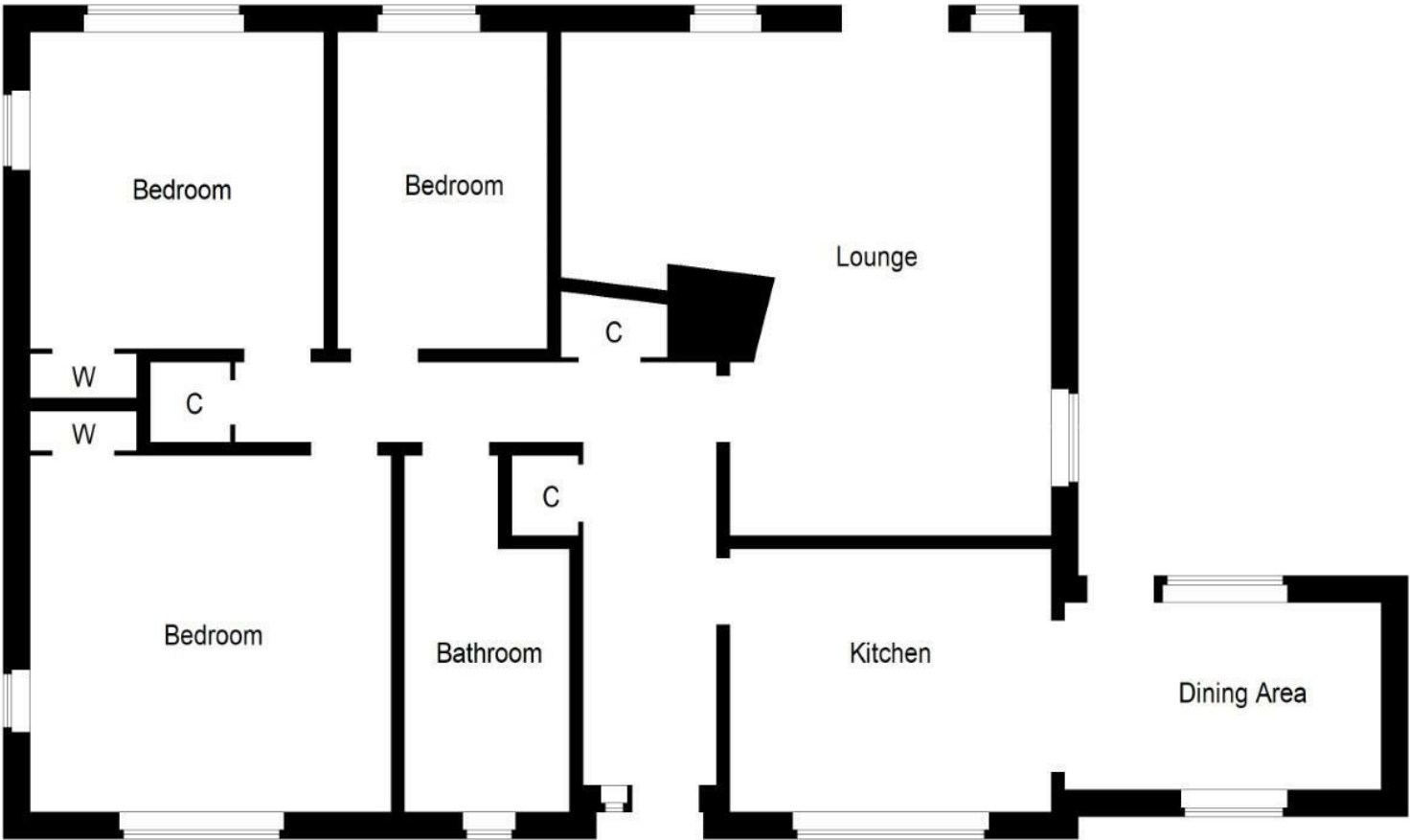




- Detached Dorran Bungalow Set On A Quarter Of An Acre Of Land
- Private Corner Plot
- 3 Large Bedrooms With Spacious Accommodation Throughout
- Sought After Location
- Detached Garage & Driveway
- Must View







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		