

Simple Approach



Estate Agents



21 Colenhaugh, Perth  
PH2 6DQ

Offers over £398,950

Simple Approach are delighted to present this very well presented detached bungalow, set within the peaceful and highly sought-after area of Stormontfield. Offering spacious and flexible accommodation across one accessible level, this is an excellent family home in true move-in condition. The property enjoys a bright lounge, good-sized kitchen, separate dining room and an additional sitting room. The dining room has previously been used as a bedroom and could easily serve as an optional fourth bedroom if required. There are three generous bedrooms, with bedrooms one and two sharing a Jack and Jill style ensuite wet room featuring a variable power electronic shower. A family bathroom and utility room complete the layout. Warmth is provided by an efficient air source heat pump and double glazing throughout. The home also benefits from EV charging sockets and a garage with an electric remote-controlled door. Externally, there are well-presented, enclosed private garden grounds along with a detached sunroom, perfect for enjoying the tranquil surroundings. Stormontfield offers beautiful walking and cycling routes, including a cycle path to Perth, while remaining less than five minutes from the A9, A93 and A94 for easy commuting. Schooling is available at Scone Primary School, with a taxi service from Colenhaugh to the junior school and high school pick-up point. The area also enjoys a welcoming and active community, with regular events held in the local village hall.

A fantastic opportunity to acquire a spacious home in a peaceful yet well-connected location.

### **Lounge**

Fibre broadband  
18'1" x 18'8" (5.52 x 5.70 )

### **Kitchen**

13'0" x 8'10" (3.97 x 2.70 )

### **Utility Room**

6'8" x 7'10" (2.04 x 2.39)

### **Sitting Room**

8'3" x 18'3" (2.54 x 5.58)

### **Dining Room**

8'6" x 14'7" (2.60 x 4.47)

### **Bedroom One**

9'2" x 12'8" (2.80 x 3.88)

### **Bathroom**

7'4" x 8'5" (2.26 x 2.57 )

### **Bedroom Two**

13'5" x 9'2" (4.10 x 2.81)

### **Ensuite Shower Room**

7'6" x 9'1" (2.30 x 2.77)

### **Bedroom Three**

8'7" x 17'1" (2.63 x 5.21)

### **Garage**

19'0" x 11'0" (5.80 x 3.36)

### **Garden Room**

11'10" x 7'7" (3.63 x 2.32)

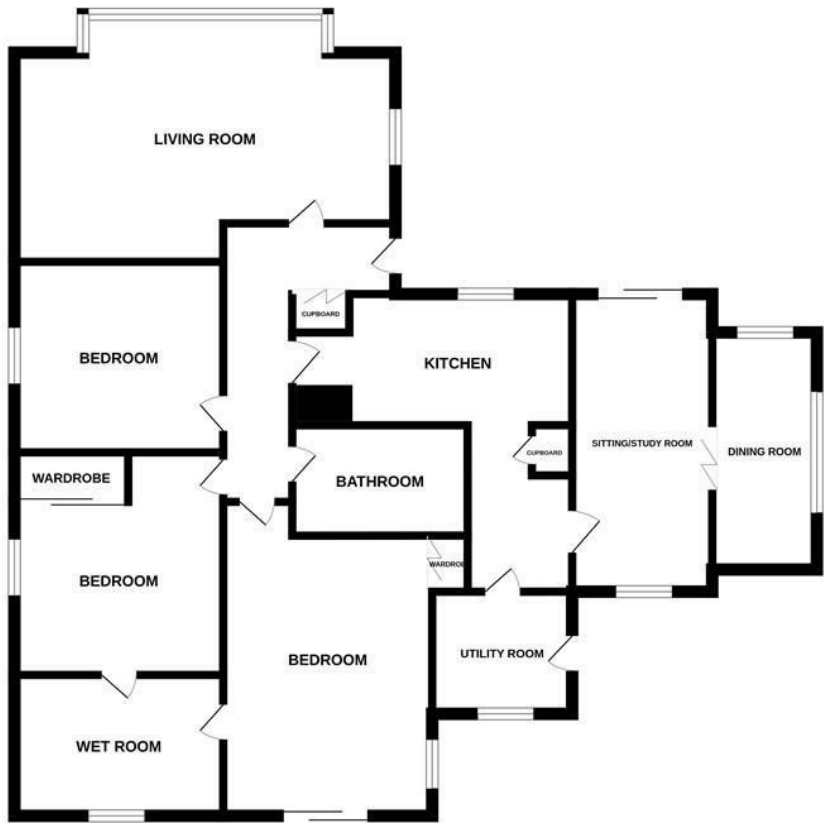




- Highly sought-after and peaceful Stormontfield location
- Bright lounge and additional sitting room
- Jack & Jill ensuite wet room with variable power electronic shower
- Active and welcoming local community
- Spacious detached bungalow set over one accessible level
- Good-sized kitchen and separate utility room
- Garage with electric remote-controlled door
- Flexible layout with three bedrooms and optional fourth bedroom (currently dining room)
- Air source heat pump heating & double glazing
- Detached garden sunroom



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	94
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	84	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		