



Skyemore Bridgend, Perth, PH2 0RS

Offers Over £385,000



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



Skyomore, Bridgend, Dunning, PH2 0RS
GROSS INTERNAL AREA
 GROUND FLOOR 76.1 m² (819 sq.ft.); FIRST FLOOR 37.4 m² (402 sq.ft.);
 EXCLUDED AREAS : GARAGE 15.7 m² (170 sq.ft.), REDUCED BEDROOM 8.2 m² (89 sq.ft.).
 TOTAL : 183.1 m² (1,971 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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