



**Premier  
Properties**  
Perth



## 26 Highfield Road, Perth, PH2 6RL Offers Over £489,950

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The property has been extensively renovated and expanded over the years to create a welcoming family home with a fantastic flow. As you step inside, a light-filled reception hall provides access to the lounge, kitchen-diner, two bedrooms, family bathroom, and sun room. The large open-plan kitchen/dining area is a standout feature of the home, with quality integrated Neff appliances and a sleek contemporary design that is ideal for entertaining and hosting family gatherings. A double glazed door leads from the dining area to the garden patio at the side of the property, seamlessly blending indoor and outdoor living spaces. The kitchen also provides direct access to the lounge and leads through to a useful utility room. At the front of the property, the sun lounge offers a tranquil retreat, with direct access to the garden. Upstairs, the generous master bedroom boasts an en-suite shower room, while a further bedroom/study and floored attic area provide flexibility for various uses.

The rear of the property features a spacious private garden with a summerhouse, timber shed, and decking area, perfect for outdoor entertaining or relaxation. An integrated garage with an electric roller door and external electric car charging point adds both convenience and security to this exceptional property. The property also benefits from cost-effective and environmentally friendly solar panels.

Located in the desirable village of Scone, just a short distance from Perth, the property offers easy access to various local services and amenities, including a supermarket, restaurants, pubs, health centre, and the highly regarded Robert Douglas Memorial primary school. With a regular bus route into Perth, residents can enjoy the tranquility of village life while still being close to city conveniences.

- Sought After Location
- Decking & Patio Areas
- Garage
- Electric Car Charging Point
- Solar Panels
- Floored Attic



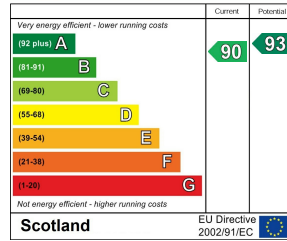
26 Highfield Road, Scone, PH2 6RL

GROSS INTERNAL AREA  
 FLOOR 1: 1615 sq.ft, 150 m<sup>2</sup>, FLOOR 2: 430 sq.ft, 40 m<sup>2</sup>  
 TOTAL: 2045 sq.ft, 190 m<sup>2</sup>

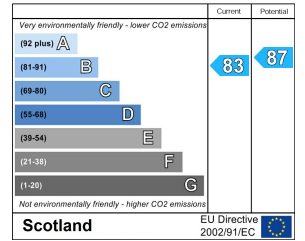
SIZES AND DIMENSIONS ARE APPROXIMATE. DETAILS MAY VARY.



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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