



**Premier  
Properties**  
Perth



## 16 Highfield Road, Perth, PH2 6RE

### Offers Over £345,000

 3  2  2  D

Spanning two levels, the accommodation includes a welcoming entrance hall, a spacious living room, a formal dining room, and a well-equipped kitchen with integrated appliances, offering access to the rear garden. The ground floor also features two generous double bedrooms and a family bathroom. The upper level boasts an additional bedroom with an en-suite for added privacy.

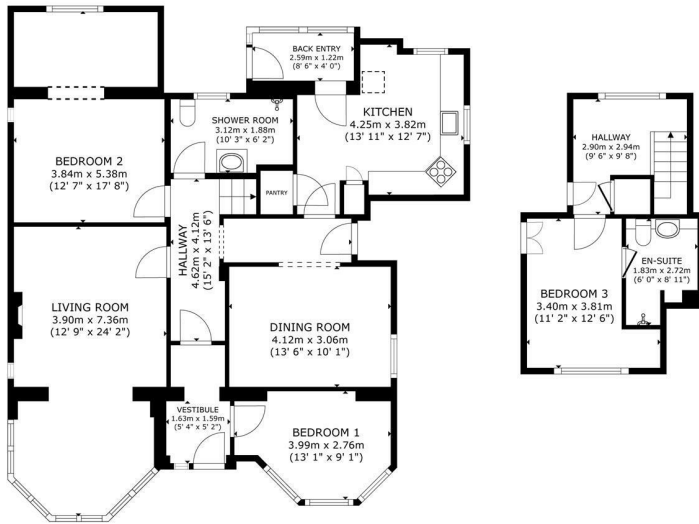
Externally, the property benefits from a large driveway with ample space for several vehicles, leading to a garage. The tiered rear garden includes a charming patio area, ideal for enjoying the summer months, while the front garden is predominantly laid to lawn.

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.

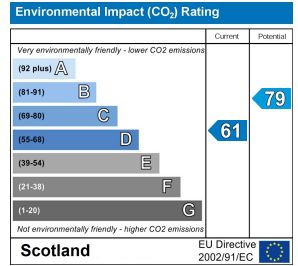
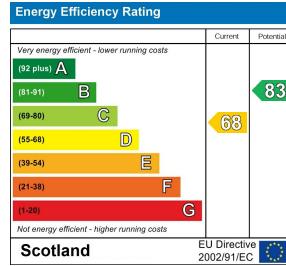
- Sought After Location
- Perfect Family Home
- 3 Bedroom Detached Villa
- Beautifully Presented
- Garden Grounds To Front & Rear







GROSS INTERNAL AREA  
FLOOR 1 113.2 m<sup>2</sup> (1,219 sq.ft.) FLOOR 2 23.8 m<sup>2</sup> (256 sq.ft.)  
TOTAL: 137.0 m<sup>2</sup> (1,475 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.