



**Premier
Properties**
Perth



10 Colenhaugh, Perth, PH2 6DQ

Offers Over £350,000



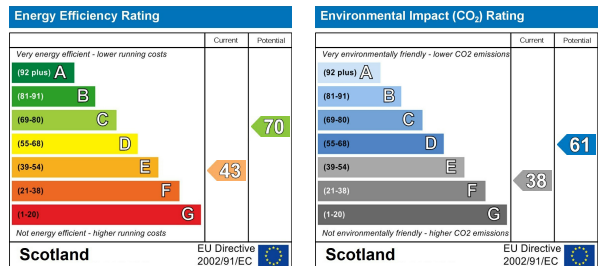
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- Rare opportunity to acquire an exceptional four/five-bedroom detached villa
- Large balcony enjoying uninterrupted views over the River Tay
- Stunning first-floor family room with direct access to a balcony
- Ideal family home
- Ample living space
- Quiet residential area
- Early viewing recommended
- Double garage providing excellent storage



Total: 1766 sq. Ft, 164 m2
Basement: 35 sq. Ft, 3 M2, Ground Floor: 709 sq. Ft, 66 M2, 1st Floor: 323 sq. Ft, 30 M2, 2nd Floor: 699 sq. Ft, 65 m2
Excluded Areas: Garage: 280 sq. Ft, 26 M2, Fireplace: 11 sq. Ft, 1 M2, Balcony: 246 sq. Ft, 23 M2, Walls: 192 sq. Ft, 18 m2

All Measurements Are Approximate And For Display Purposes Only



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