



**Premier
Properties**
Perth



21 Highfield Road, Perth, PH2 6RL Offers Over £535,000



Set over two levels, the accommodation begins with a welcoming entrance hall leading into a stunning open-plan lounge, dining area, and kitchen. This impressive space is enhanced by charming traditional features, a wood-burning stove, and direct access to the garden—ideal for both everyday living and entertaining. The ground floor further comprises a utility room, storage, two well-proportioned double bedrooms, and a stylish shower room.

On the upper level, there are four further generously sized bedrooms, a very large master bedroom which benefits from well-appointed en suite facilities, offering excellent flexibility for family living or guest accommodation. A family bathroom completes the layout.

Externally, the property sits on beautifully maintained grounds, predominantly laid to lawn and bordered by mature shrubs, ensuring both privacy and a tranquil setting. Superb views from the glass veranda and upper bedroom, stretching across Perth and far beyond. A covered patio area provides the perfect space for outdoor dining and summer entertaining.

Early viewing is highly recommended to fully appreciate this rare opportunity.

- 5/6 spacious bedrooms
- 3 bathrooms
- Sought after location
- Sizeable plot
- Close to local amenities
- Easy access to transport links
- Ideal family home
- Rare to the market
- Quiet residential area





Total: 2306 sq. ft.
 1st Floor: 1318 sq. Ft., 2nd Floor: 988 sq. ft.
 Excluded Areas: Porch: 23 sq. Ft., Patio: 43 sq. Ft., Garage: 176 sq. Ft.,
 Low Ceiling: 41 sq. Ft., Open To Below: 5 sq. Ft., Walls: 194 sq. ft.
 All Measurements Are Approximate And Provided For Illustrative Purposes Only



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) 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		Scotland



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