



**Premier  
Properties**  
Perth



## 16 Highfield Road, Perth, PH2 6RE

### Offers Over £325,000

 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.

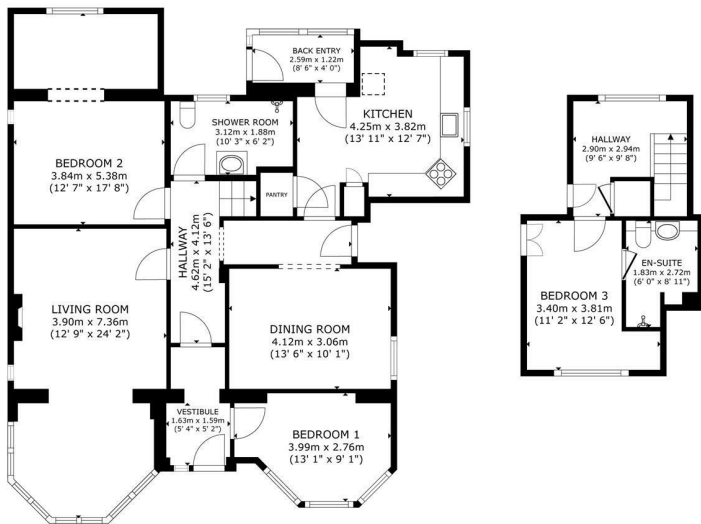
Externally, the property benefits from a large driveway with ample space for several vehicles, leading to a garage. The tiered rear garden includes a charming patio area, ideal for enjoying the summer months, while the front garden is predominantly laid to lawn.

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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>83</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>	<b>68</b>		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	



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