



**Premier
Properties**
Perth



16 Kennaway Avenue, Perth, PH1 0AW

Offers Over £280,000

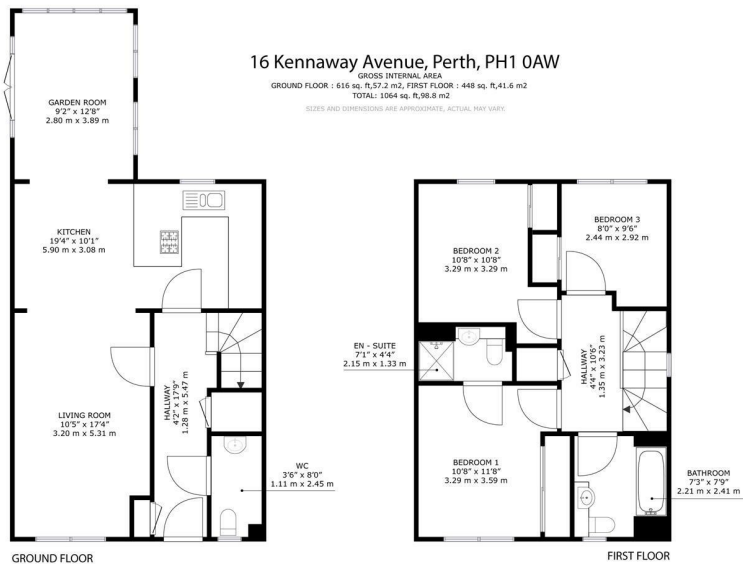
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As you enter, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation. The lounge flows effortlessly into a contemporary open-plan kitchen, dining area, and sun room, creating a bright and airy space ideal for both everyday living and entertaining. The kitchen is fully equipped with integrated appliances, ensuring a seamless cooking experience. The sun room, with its double doors, provides direct access to the rear garden, allowing for a wonderful indoor-outdoor connection.

The upper level of the house features three generously sized bedrooms, each designed with comfort in mind. The principal bedroom boasts a modern en-suite shower room, offering a private retreat. A well-appointed family bathroom serves the remaining bedrooms, ensuring convenience for all.

Externally, the property is set on a generous plot with garden grounds primarily laid to lawn, providing an excellent outdoor space for families to enjoy and relax. Off-street parking is available via a private driveway, adding to the convenience of this lovely home. Additional benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

- 3 spacious bedrooms
- Modern en-suite in main bedroom
- Open-plan kitchen/diner
- Sun room with garden access
- Private garden
- Driveway
- Gas central heating
- Double glazing throughout
- Detached house
- Viewing recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
		76	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	
		85	86



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