



**Premier
Properties**
Perth



16 Kennaway Avenue, Perth, PH1 0AW

Offers Over £280,000

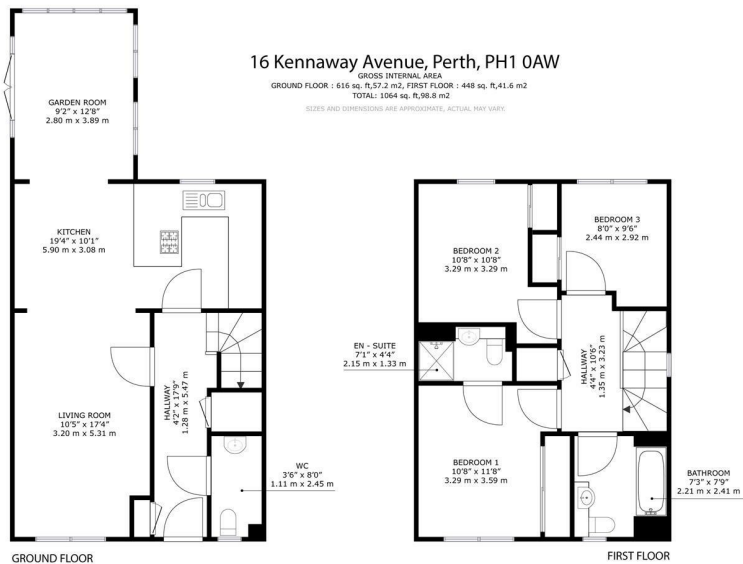
 **3**  **2**  **1**  **C**

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	
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	



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.