



**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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		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	
(39-54) E		(39-54) 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		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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