



**Premier
Properties**
Perth



10 Colenhaugh, Perth, PH2 6DQ

Offers Over £350,000



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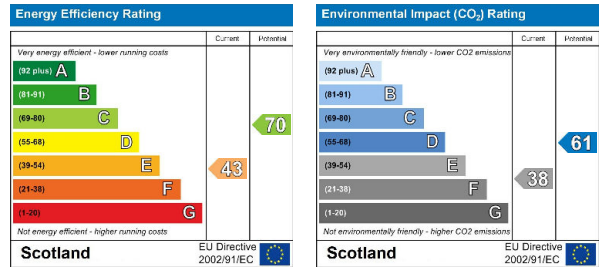
- Rare opportunity to acquire an exceptional four/five-bedroom detached villa
- Large balcony enjoying uninterrupted views over the River Tay
- Stunning first-floor family room with direct access to a balcony
- Ideal family home
- Ample living space
- Quiet residential area
- Early viewing recommended
- Double garage providing excellent storage



10 Colenhaugh, Stormontfield, Perth, PH2 6DQ

Total: 1766 sq. Ft. 164 m²
 Basement: 35 sq. Ft. 3 M². Ground Floor: 709 sq. Ft. 66 M². 1st Floor: 323 sq. Ft. 30 M². 2nd Floor: 699 sq. Ft. 65 m².
 Excluded Areas: Garage: 280 sq. Ft. 26 M². Fireplace: 11 sq. Ft. 1 M². Balcony: 246 sq. Ft. 23 M².
 Walls: 192 sq. Ft. 18 m²

All Measurements Are Approximate And For Display Purposes Only



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