



**Premier
Properties**
Perth



11 Comely Bank, Perth, PH2 7HU Offers Over £495,000



This is an exciting opportunity to purchase a remarkable 5-bed semi detached villa in a sought after location. Built around 1870, this exceptional home has been designed to maximize the breathtaking views across the garden and city. Nestled within a stunning mature garden, this property combines a serene setting with urban convenience.

The layout of the villa is thoughtfully designed to optimize living space. On the ground floor there is the entrance vestibule, hallway, laundry room, WC, good sized kitchen, inner hall, living room, hallway, sitting room, dining room, bedroom and conservatory. On the first floor there is shower room, bathroom and four bedrooms (one benefitting from en suite shower room).

The expansive private rear garden is mainly laid to lawn with a patio area to enjoy the finer weather. To the front there is a garage with electric shutter door.

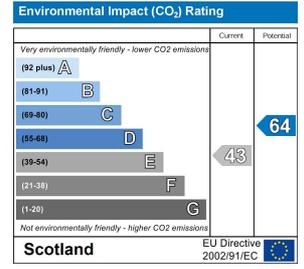
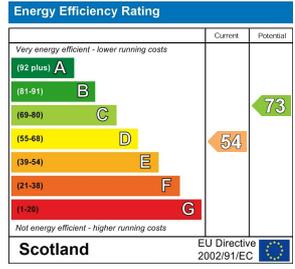
With a perfect blend of historic charm, modern comforts, spacious living areas, and captivating views, this villa is a desirable choice for discerning buyers seeking an elegant home in a prestigious area of Perth.

- 5 Bedrooms
- 3 Bathrooms
- Breathtaking Views
- Extensive Mature Gardens
- Garage
- Gas Heating





Floor 1: 1754 sq. ft. 162 m², FLOOR 2: 230 sq. ft. 21 m², FLOOR 3: 981 sq. ft. 91 m²
TOTAL: 2965 sq. ft. 275 m²
 EXCLUDED AREAS: GARAGE: 344 sq. ft. 32 m², LOW CEILING: 2 sq. ft. 0 m²
 All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



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