

**130 David Douglas Avenue Scone
PH2 6QG**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

Fixed Price £370,000



4 Bedroom - 2 Bathroom - 2 Living Room

Discover Your Dream Home in Scone!

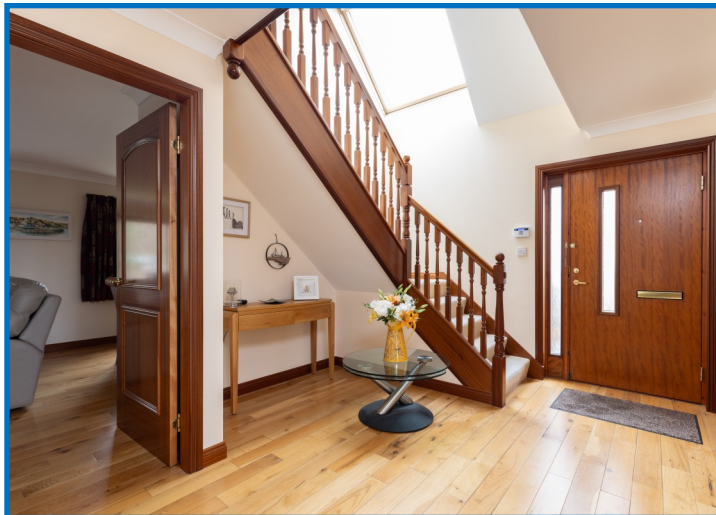
Welcome to this stunning 4-bedroom, 2-bathroom villa perfectly nestled in the heart of Scone. This charming residence combines modern design with comfortable living, making it an ideal choice for families and professionals alike.

Step inside to find a spacious and light-filled entrance hall that seamlessly connects to a contemporary kitchen, boasting sleek finishes and state-of-the-art appliances. Whether you're entertaining friends or preparing a family meal, this modern kitchen is a culinary haven. Entertain the family in the large dining living area with bright sun lit windows or just relax and enjoy the quiet surrounds of Scone.

The four generously sized bedrooms offer ample space, with the master suite featuring an en-suite bathroom for added privacy and convenience. Each room is designed with your comfort in mind, providing a tranquil retreat at the end of the day.

Outside, enjoy the advantages of a detached garage, perfect for secure parking or additional storage. The low-maintenance yard offers a peaceful environment to relax or entertain, making it ideal for those with busy lifestyles.

Located just moments from Scone's vibrant cafes, shops, and parks, this villa not only offers modern luxury but also the convenience of community living. Don't miss the chance to make this exceptional property your forever home!



* EPC Rating: C

* Council Tax: Band: F

* Local Authority: PKC

Measurements: (in meters)

Lounge 5.46 x 7.51

Entrance hall 3.97 x 3.19

Bedroom 4 3.55 x 2.55

Kitchen 3.61 x 5.45

Utility 2.15 x 1.94

W/c 1.59 x 1.92

Master 3.18 x 4.31

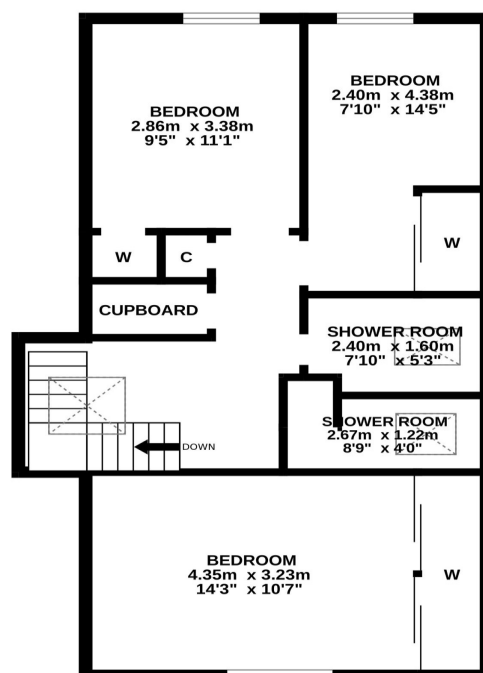
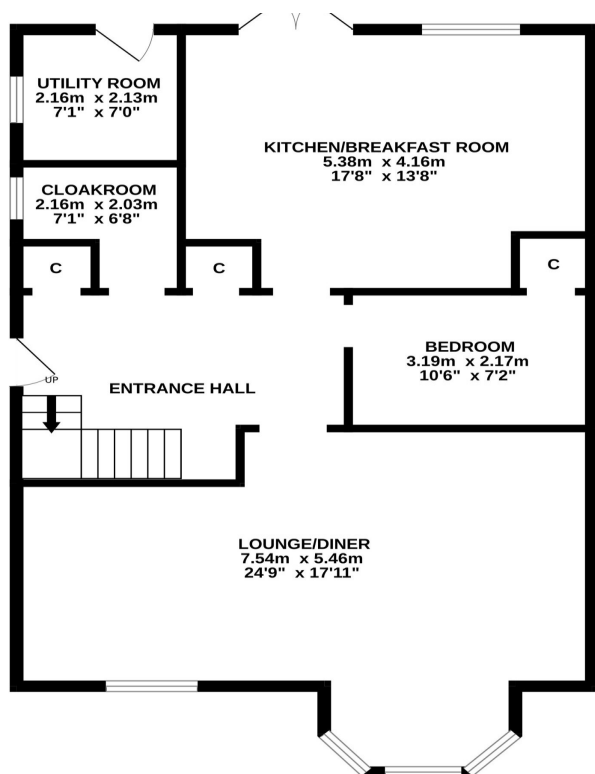
En suite 1.32 x 2.76

Bathroom 2.49 x 2.00

Bedroom 2 3.92 x 2.36

Bedroom 3 2.74 x 2.94





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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.