

**64 David Douglas Avenue, Scone
PH2 6QQ**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

Offers Over £325,000



3 Bedroom - 3 Bathroom - 2 Living Room

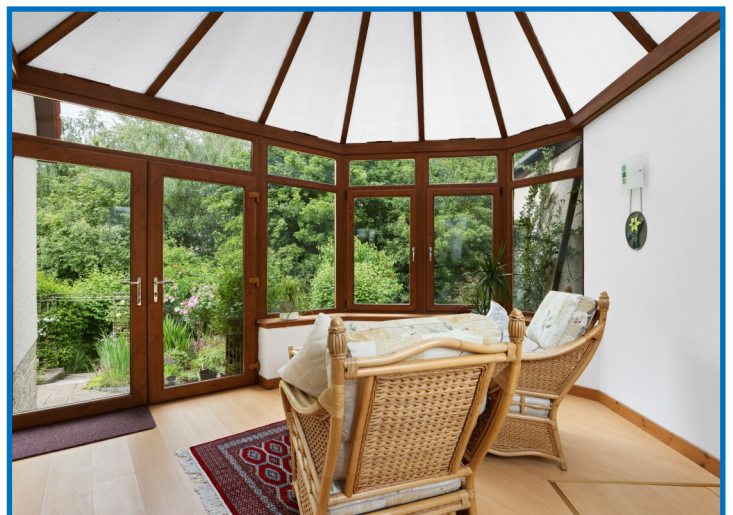
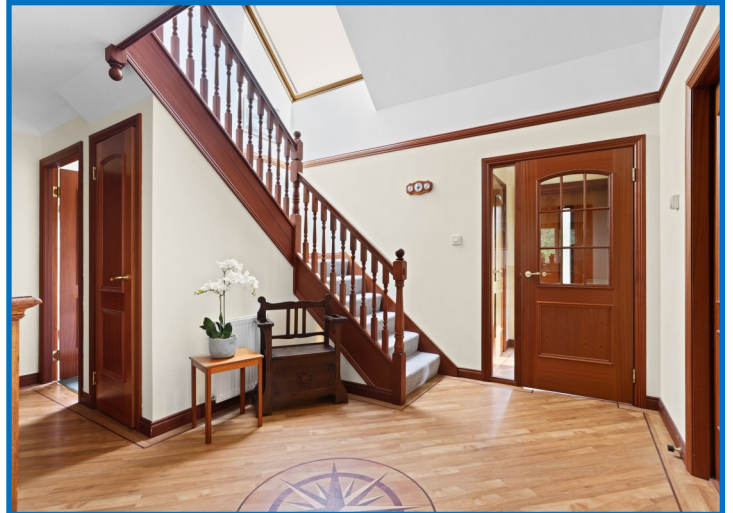
Welcome to this beautiful 3-bedroom, 3-bathroom villa ideally situated in the heart of Scone. Blending contemporary design with comfortable living, this charming home is perfect for families and professionals alike.

Upon entering, you'll be greeted by a spacious, light-filled entrance hall that flows seamlessly into a fully fitted kitchen. The generous living and dining area, illuminated by bright windows, provides a perfect space for family gatherings or relaxing in the peaceful surroundings of Scone.

The three spacious bedrooms offer plenty of room, with the master suite including an en-suite shower room for added privacy and convenience. Each room is thoughtfully designed to ensure comfort and tranquillity at the end of a busy day. The large conservatory offers a casual living space with views of the garden.

Outside, you'll find a detached double garage ideal for secure parking or additional storage. The low-maintenance yard creates a serene outdoor space for relaxation or entertaining, making it suitable for those with active lifestyles. The house has the benefit of 12 solar PV panels installed on the roof, and a solar battery under the stairs providing extra electricity and frequent FIT payments.

Located just moments from Scone's lively cafes, shops, and parks, this villa combines modern luxury with the ease of community living. Don't miss the opportunity to make this exceptional property your forever home!



Room Measurements

Vestibule – 1.39 x 1.47m

Entrance hall – 3.50 x 4.92m

Living – 7.23 x 4.12m

Kitchen – 3.50 x 3.81m

Utility – 1.89 x 2.11m

Shower room – 1.86 x 1.43m

Bedroom 1 – 4.62 x 2.60m

Office – 3.69 x 2.51m

Conservatory – 4.07 x 4.15m

Bedroom 2 – 3.71 x 4.92m

Master bed – 4.01 x 4.93m

Ensuite – 1.89 x 2.59m

Bathroom – 2.49 x 2.77m

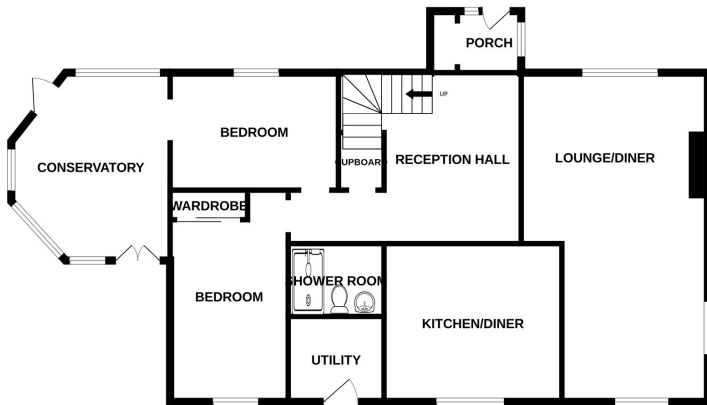
* EPC Rating: C

* Council Tax: Band: F

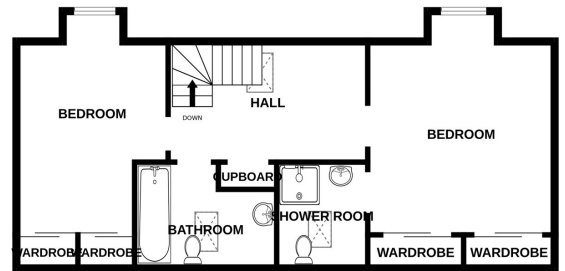
* Local Authority: PKC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.