



31 David Douglas Avenue, Scone, PH2 6QG
Offers over £387,500





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- Generous family villa
- Large dual-aspect lounge
- Generous corner plot
- Off-street parking
- Double glazing
- 5 bedrooms 2 en-suite
- Dining kitchen
- Gas central heating
- Sought-after location
- Excellent storage space

This attractive 5 bedroom (2 en-suite) detached villa is located within the sought-after village of Scone and occupies a generous corner plot. Thanks to a fantastic garage conversion, the property boasts excellent floorspace throughout which is further enhanced by excellent storage space and plentiful bathroom facilities too. It also features gas central heating, double glazing, off-street parking and a very private rear garden.

On the ground floor there is an entrance vestibule, a welcoming reception hall, cloakroom WC, large dual-aspect living room, dining kitchen, utility room, a superb double bedroom with its own en-suite shower room and walk-in wardrobe and two additional bedrooms. On the first floor there is a family bathroom, master bedroom with en-suite shower room and an additional generous double bedroom. To the front of the property there is an area of lawn sweeping around to the side and a double-width driveway leading to some useful storage space - formerly part of the garage. The garden to the rear is predominantly laid with lawn and also features a slabbed patio and timber shed.

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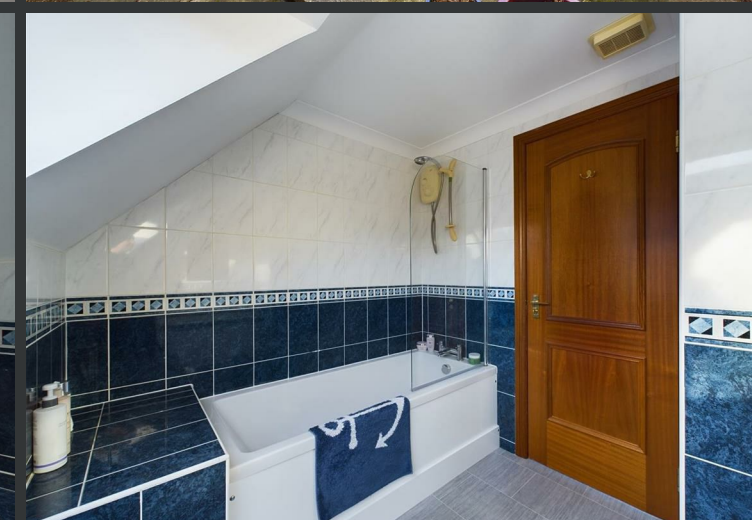


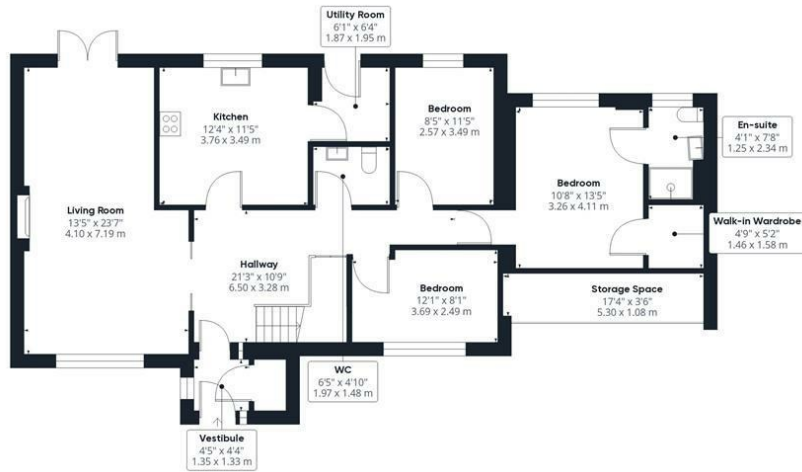


Location

This property enjoys a convenient and very private position within the popular village of Scone. Various local services and amenities can be found nearby including a local supermarket, butchers, restaurants, country pub, health centre, bus route, vet, various woodland walks and parklands and also the highly regarded Robert Douglas Memorial primary school and nursery is within walking distance. Scone Park-and-ride can also be found nearby. Travel links give easy access to Perth and a number of additional services, shops and amenities.







Ground floor



Floor 1



Approximate total area^m

1743.47 ft²
161.97 m²

Reduced headroom

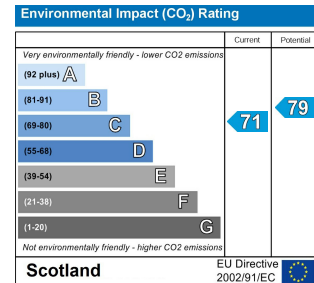
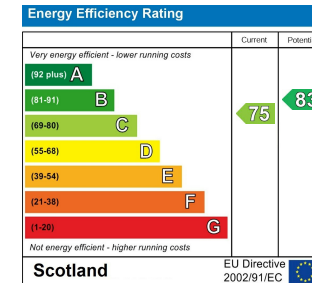
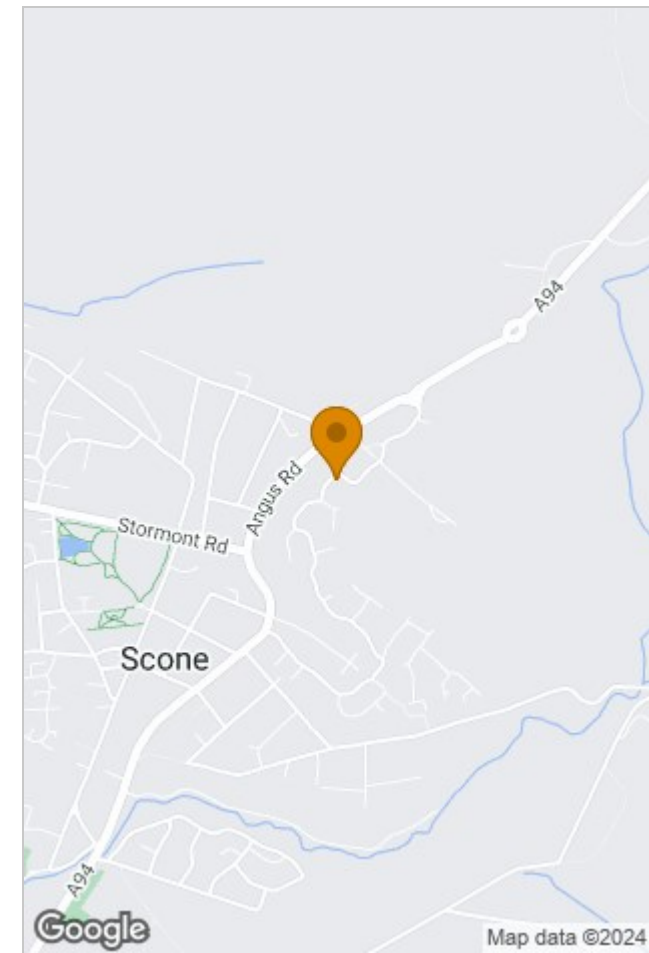
29.85 ft²
2.77 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

