



104 David Douglas Avenue, Perth, PH2 6QG  
Offers over £295,000

 3  2  1  C







# 104 David Douglas Avenue Perth, PH2 6QG

- Superb semi-detached villa
- Bright lounge with garden access
- Stylish family bathroom
- Off-street parking and detached garage
- Quiet residential location
- 3 bedrooms including master en-suite
- Modern dining kitchen
- Excellent storage throughout
- Generous corner plot garden
- Fantastic open views

Beautifully presented and ideally positioned, this three-bedroom semi-detached villa in the heart of Scone offers stylish family living with stunning open views. Spanning approximately 916 sq. ft., the layout has been thoughtfully designed to balance comfort and practicality. On the ground floor, the welcoming hallway opens into a spacious dining kitchen featuring ample storage – perfect for entertaining or busy family life. The generously proportioned lounge boasts large windows and patio doors to the rear garden, flooding the space with natural light while offering a lovely outlook. Upstairs, the property comprises three well-sized bedrooms, including a principal suite with en-suite shower room and built-in wardrobes. A family bathroom and additional storage complete the upper level.

Externally, the home sits on an elevated corner plot with a beautifully maintained south-facing garden and patio – ideal for relaxing or alfresco dining. There's off-street parking to the front and a detached garage to the side. Located in a quiet residential street within the popular village of Scone, this home is just a short walk from local amenities, schools and scenic countryside walks. A perfect blend of tranquillity and convenience, making it ideal for growing families, couples or downsizers alike.

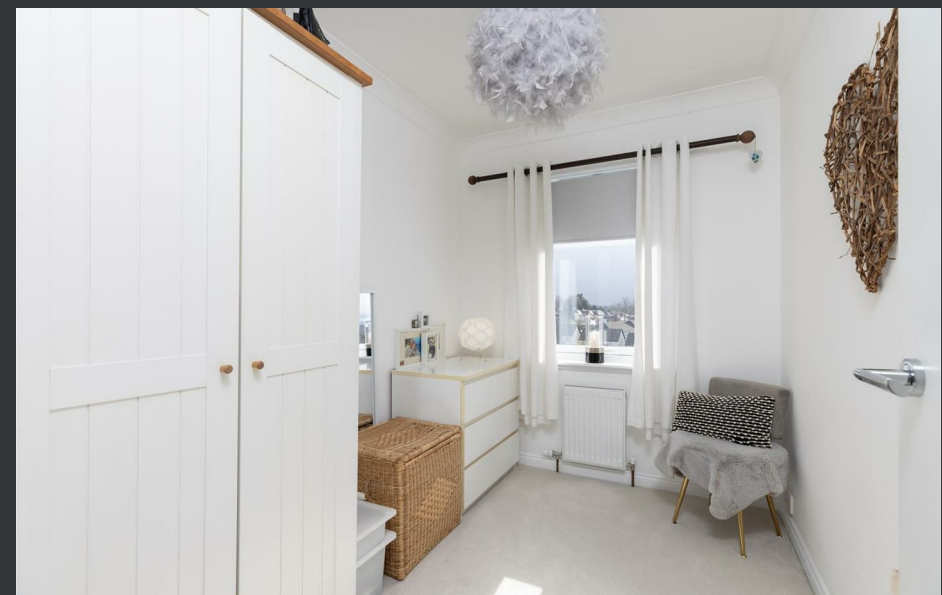
Offers over £295,000





## Location

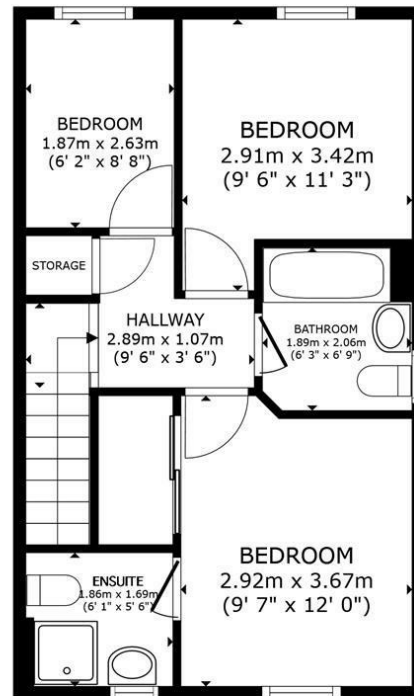
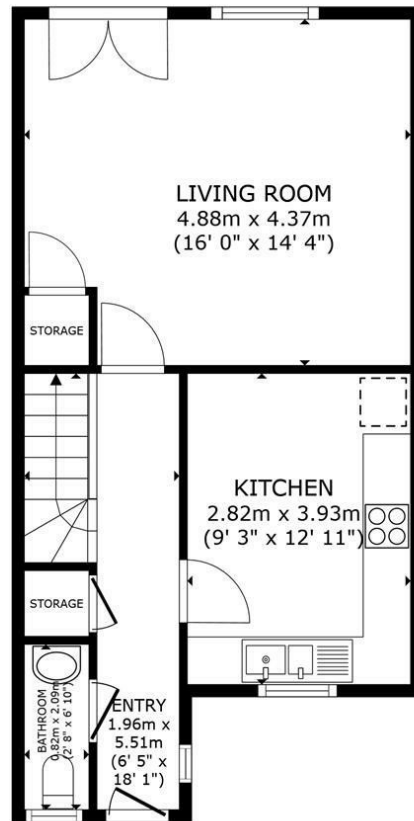
Scone is one of Perthshire's most desirable villages, combining peaceful rural charm with easy access to city amenities. Just a few miles from Perth, it offers excellent transport links, making commuting a breeze. The village boasts a strong sense of community, great local schooling, convenient shops, cafés, and frequent bus services. Outdoor lovers will enjoy nearby woodlands and scenic countryside walks, while Scone Palace and its historic grounds lie just around the corner. For families, professionals or retirees alike, Scone provides the perfect mix of lifestyle and location.



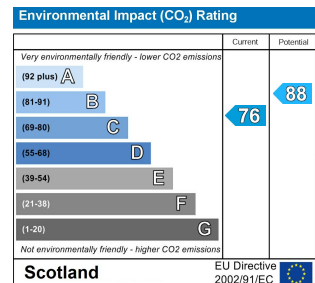
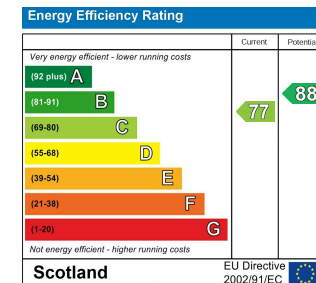
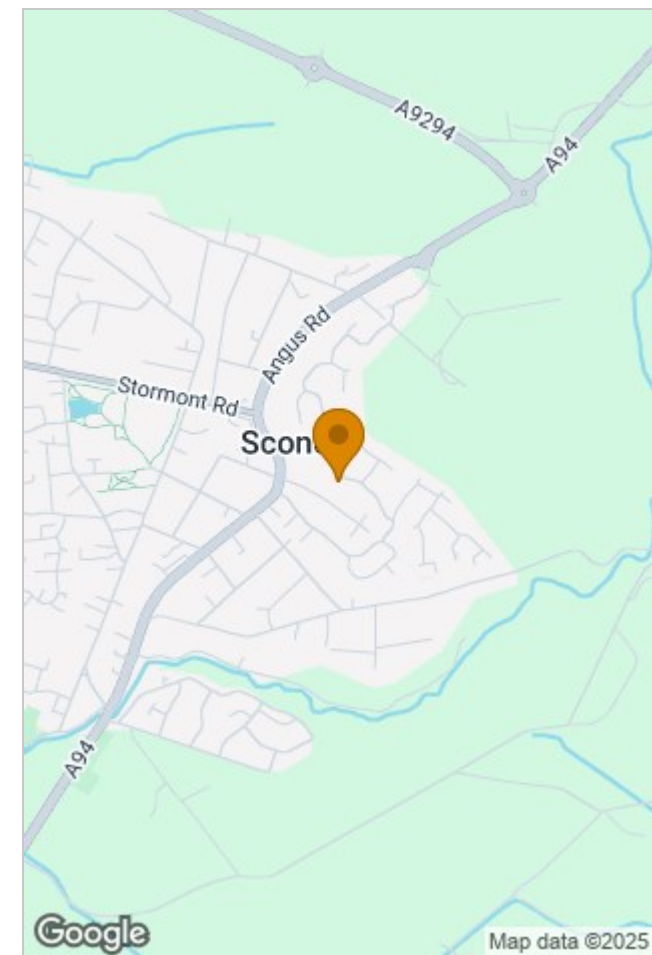








GROSS INTERNAL AREA  
FLOOR 1 44.0 m<sup>2</sup> (474 sq.ft.) - FLOOR 2 41.1 m<sup>2</sup> (442 sq.ft.)  
TOTAL : 85.1 m<sup>2</sup> (916 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX  
T. 01738 260 035 | hello@wearepossible.co.uk  
wearepossible.co.uk

