



**Premier
Properties**
Perth



111 David Douglas Avenue, Perth, PH2 6QG Offers Over £357,500

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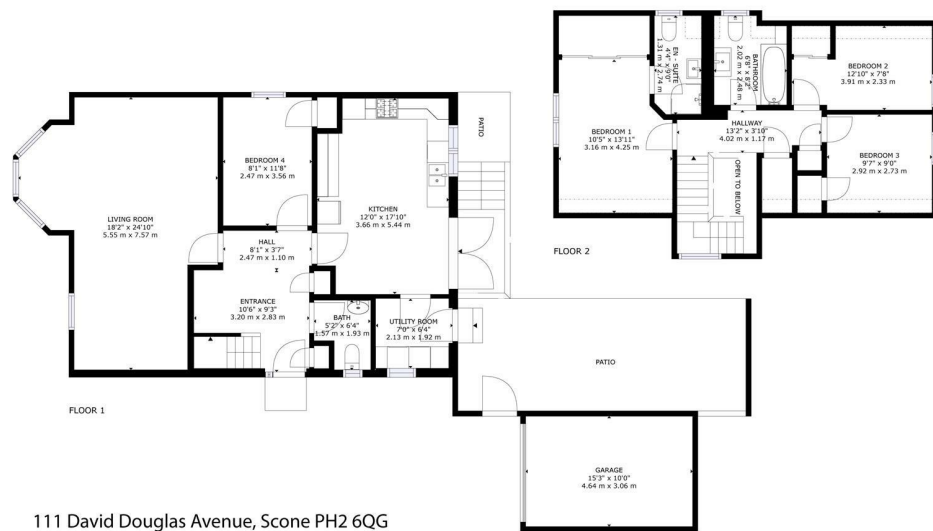
The property enjoys a convenient position within a modern residential development in the popular village of Scone. There are various local services and amenities which can be found nearby including supermarkets, restaurants, health centre, a regular bus route into Perth, various woodland walks and and also the highly regarded Robert Douglas Memorial primary school. Scone park-and-ride can also be found just a short walk away.

The accommodation is located over two floors and have been well maintained by the current owners, comprising mainly of: Ground Floor - reception hall, lounge with dining area, bedroom, kitchen/dining area, utility room and toilet. First Floor - gallery landing, bedroom with en suite shower room (with wc), two further bedrooms and family bathroom (with wc).

To the front of the property there is a mono-blocked driveway providing off street parking and leading to a single garage with operated roller vehicular door. The front garden is easily maintained with chips, shrubs and flowers. The rear garden is fully enclosed and is accessed from the patio doors leading from the kitchen/dining area. The rear garden is predominately laid to lawn with a slabbed area, ideal for outdoor entertaining in the summer months.

- 4 Bedrooms
- Desirable Area
- Double Glazing
- Driveway
- Gas Central Heating
- Immaculately Presented
- Master Ensuite Shower Room
- Private Garden
- Single Garage





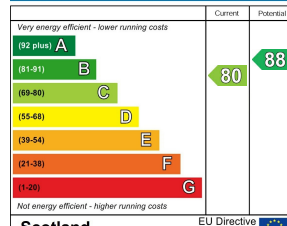
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GROSS INTERNAL AREA
 FLOOR 1: 889 sq. ft., 83 m², FLOOR 2: 547 sq. ft., 51 m²
 EXCLUDED AREAS: GARAGE: 153 sq. ft., 14 m²
 PATIO: 300 sq. ft., 28 m², REDUCED HEADROOM BELOW: 1,591 sq. ft., 15 m²
 TOTAL: 1436 sq. ft., 133 m²

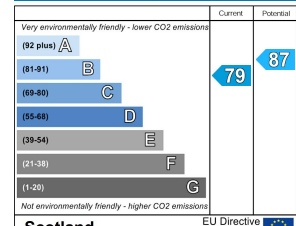
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Scotland EU Directive 2002/91/EC

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