



**Premier  
Properties**  
Perth



## 87 David Douglas Avenue, Perth, PH2 6QQ Offers Over £355,000

 4  2  nu  C

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 a supermarkets, bakery, 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 comprising mainly of: entrance porch, hall, lounge, kitchen/dining room with conservatory off, utility room, bedroom and toilet on the ground floor. A fully carpeted staircase leads to the landing and onto the main bedroom with ensuite shower room, two further bedrooms and bathroom.

To the front of the property there is a mono-blocked driveway providing off street parking and leading to a single garage with open and over door. The front and rear gardens are mainly laid to lawn. The rear garden is fully enclosed with a decking area, ideal for outdoor entertaining in the summer months.

- 4 Bedrooms
- Decking Area
- Double Glazing
- Gas Central Heating
- Private Rear Garden
- Sought After Location





87 David Douglas Avenue, Scone PH2 6QQ

GROSS INTERNAL AREA  
 FLOOR 1: 1180 sq ft, 109.67 m<sup>2</sup>; FLOOR 2: 603 sq ft, 56.77 m<sup>2</sup>  
 TOTAL: 1783 sq ft, 166.44 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		77	
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B		75	
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	



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