



**Premier
Properties**
Perth



145 David Douglas Avenue, Perth, PH2 6QG Offers Over £355,950

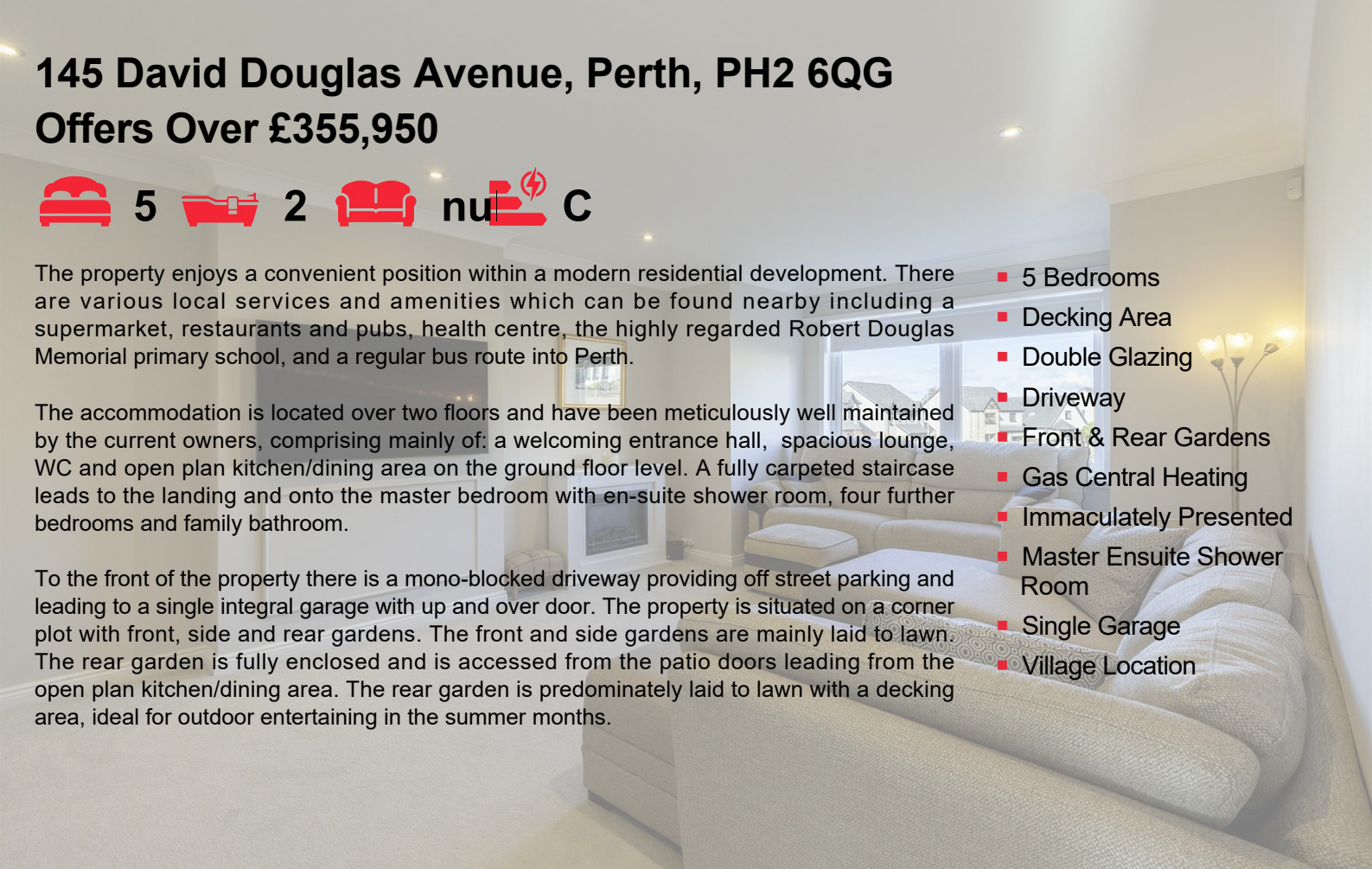
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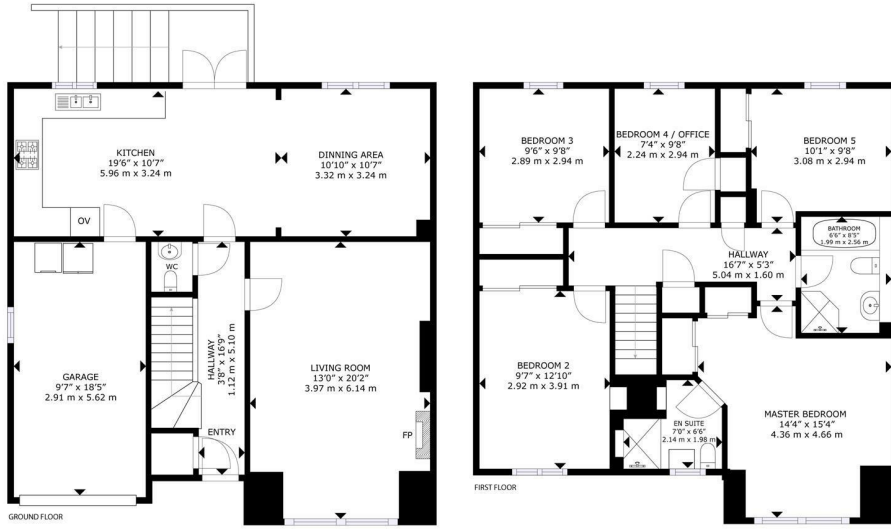
The property enjoys a convenient position within a modern residential development. There are various local services and amenities which can be found nearby including a supermarket, restaurants and pubs, health centre, the highly regarded Robert Douglas Memorial primary school, and a regular bus route into Perth.

The accommodation is located over two floors and have been meticulously well maintained by the current owners, comprising mainly of: a welcoming entrance hall, spacious lounge, WC and open plan kitchen/dining area on the ground floor level. A fully carpeted staircase leads to the landing and onto the master bedroom with en-suite shower room, four further bedrooms and family bathroom.

To the front of the property there is a mono-blocked driveway providing off street parking and leading to a single integral garage with up and over door. The property is situated on a corner plot with front, side and rear gardens. The front and side gardens are mainly laid to lawn. The rear garden is fully enclosed and is accessed from the patio doors leading from the open plan kitchen/dining area. The rear garden is predominately laid to lawn with a decking area, ideal for outdoor entertaining in the summer months.

- 5 Bedrooms
- Decking Area
- Double Glazing
- Driveway
- Front & Rear Gardens
- Gas Central Heating
- Immaculately Presented
- Master Ensuite Shower Room
- Single Garage
- Village Location





145 David Douglas Avenue, Scone PH2 6QG

GROSS INTERNAL AREA
 FLOOR 1: 718 sq. ft. 66 m² FLOOR 2: 876 sq. ft. 81 m²
 TOTAL: 1,594 sq. ft. 147 m²
 EXCLUDED AREAS: GARAGE: 179 sq. ft. 16 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(82 plus) A
(81-91) B	78		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.