



**Premier  
Properties**  
Perth



## 105 David Douglas Avenue, Perth, PH2 6QG Offers Over £335,000

 4  2  2  C

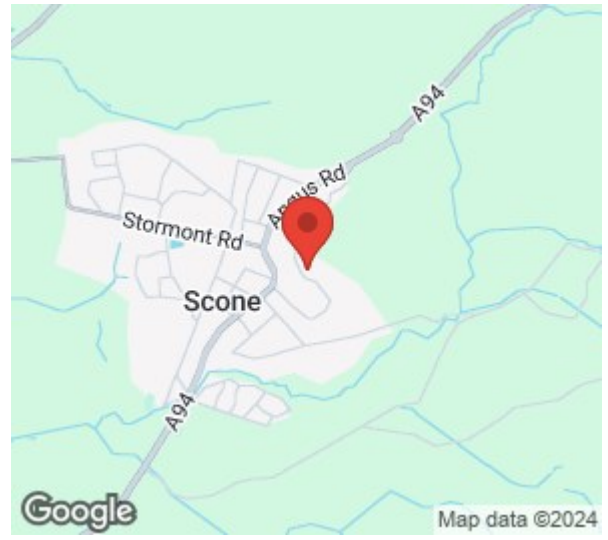
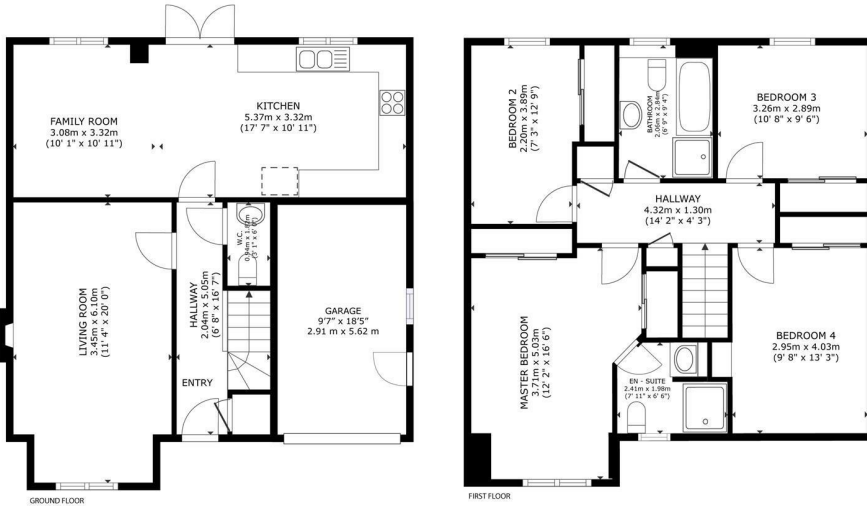
The property enjoys a convenient position within a modern residential development. There are various local services and amenities which can be found nearby including a supermarket, restaurants and pubs, health centre, the highly regarded Robert Douglas Memorial primary school, and a regular bus route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

The accommodation is located over two floors and have been meticulously well maintained by the current owners, comprising mainly of: Ground Floor - entrance hall, lounge, open plan kitchen/dining room/family room and toilet. First Floor - landing, principle bedroom with en suite shower room with wc, three further bedrooms and 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 open and over door. The front and rear gardens are mainly laid to lawn with the rear garden being fully enclosed.

- Sought after location
- 4 Spacious bedrooms
- Fully enclosed private garden
- Driveway providing off street parking and leading to a single garage





**105 David Douglas Avenue, Scone PH2 6QG**

GROSS INTERNAL AREA  
 FLOOR 1: 59.9 m<sup>2</sup> (645 sq.ft.) FLOOR 2: 75.8 m<sup>2</sup> (816 sq.ft.)  
 TOTAL: 135.7 m<sup>2</sup> (1,461 sq.ft.)  
 EXCLUDED AREAS: GARAGE: 179 sq. ft., 16 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>	78	86	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(38-54) <b>E</b>			(38-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>
			EU Directive 2002/91/EC



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.