



**Premier
Properties**
Perth



79 David Douglas Avenue, Perth, PH2 6QQ Offers Over £425,000

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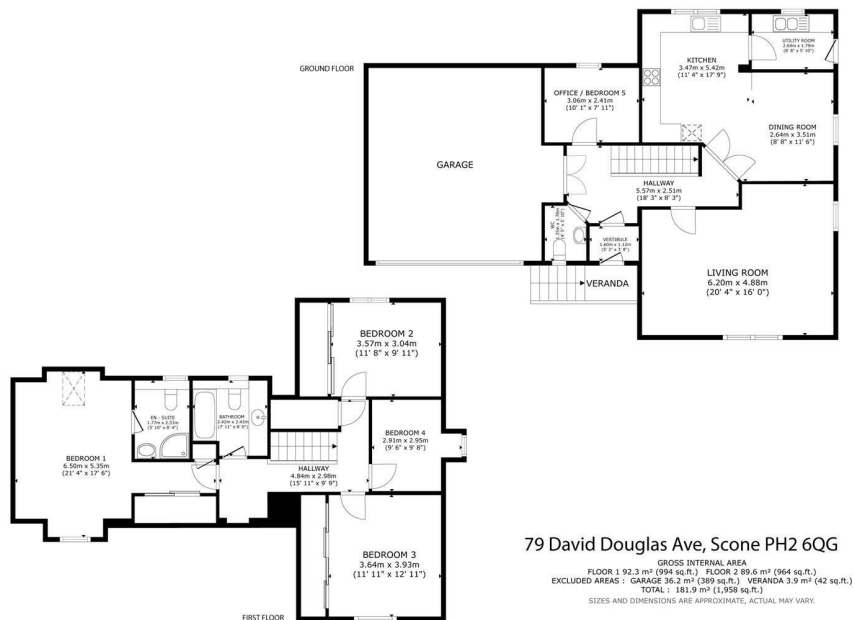
The property enjoys a convenient position within a modern residential development in the popular village of Scone. There are various local services and amenities which can be found nearby including a supermarkets, bakery, restaurants, health centre, a regular bus route into Perth, various woodland walks 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: Entrance hallway, WC, living room, bedroom/study, kitchen/dining and utility room. A fully carpeted staircase leads to the landing and onto the main bedroom with ensuite shower room, three further bedrooms and bathroom.

To the front of the property there is a mono-blocked driveway providing off street parking and leading to a double 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 & patio, ideal for outdoor entertaining in the summer months.

- 5 Bedrooms
- 2 Bathroom
- Off Street Parking
- Private Rear Garden
- Gas Central Heating
- Double Glazing





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(92 plus) A		83
(81-91) B	79		(81-91) B	75	
(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		EU Directive 2002/91/EC



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