



**Premier  
Properties**  
Perth



## 116 David Douglas Avenue, Perth, PH2 6QG

**Offers Over £225,000**

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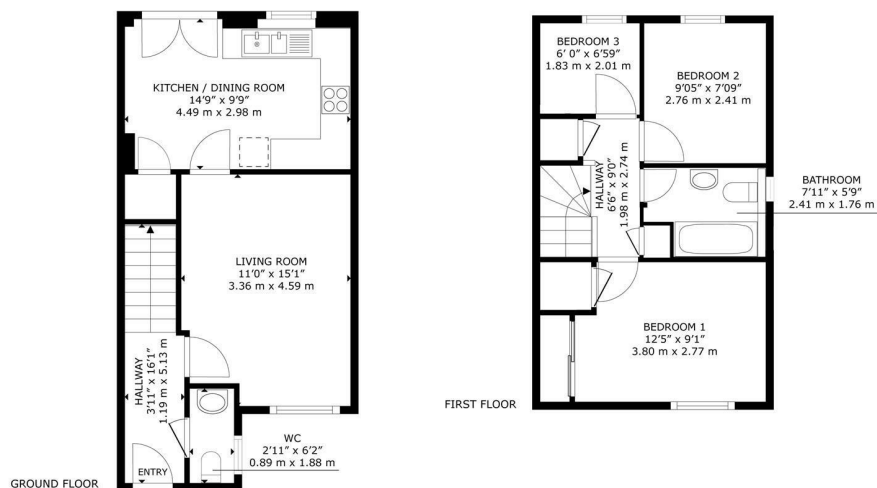
This charming home is set across two levels, offering the perfect family living space featuring a welcoming entrance hall, bright living room leading to the modern kitchen, complete with integrated appliances and space for a dining and W.C which completes the ground floor accommodation. The first floor benefits from 3 fantastic sized bedrooms and a family bathroom. Gas central heating and double glazing throughout.

Externally, the property is complemented by generous garden grounds. There is a mono-blocked driveway providing off street parking to the front. The fully enclosed, private rear garden is mostly laid to lawn with a delightful decked/patio area - perfect for relaxing & entertaining during the warmer months.

Viewing is highly recommended to appreciate what this beautifully presented home has to offer.

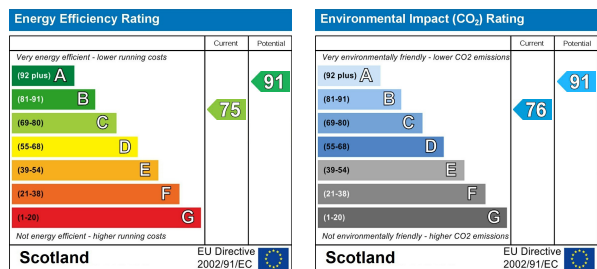
- 3 Bedrooms
- Beautifully Presented
- Double Glazing
- Gas Central Heating
- Perfect First Time Buy





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GROSS INTERNAL AREA  
FLOOR 1: 37.7 m<sup>2</sup> (406 sq.ft.) FLOOR 2: 33.7 m<sup>2</sup> (362 sq.ft.)  
TOTAL: 71.4 m<sup>2</sup> (768 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

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