



**Premier
Properties**
Perth



48 David Douglas Avenue, Perth, PH2 6QQ Offers Over £420,000

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Upon entering, you're greeted with a spacious entrance hall, a generous sized lounge being the perfect space for entertaining guests or enjoying quiet family time. For those who love to cook, there is a large kitchen/dining which also provides ample storage, a conservatory to sit in in the warmer months. There is an additional reception room which can be tailored to suit your lifestyle, whether you envision another formal sitting room or a cosy den. To complete the ground level, there is a w.c. and a well-appointed dining room.

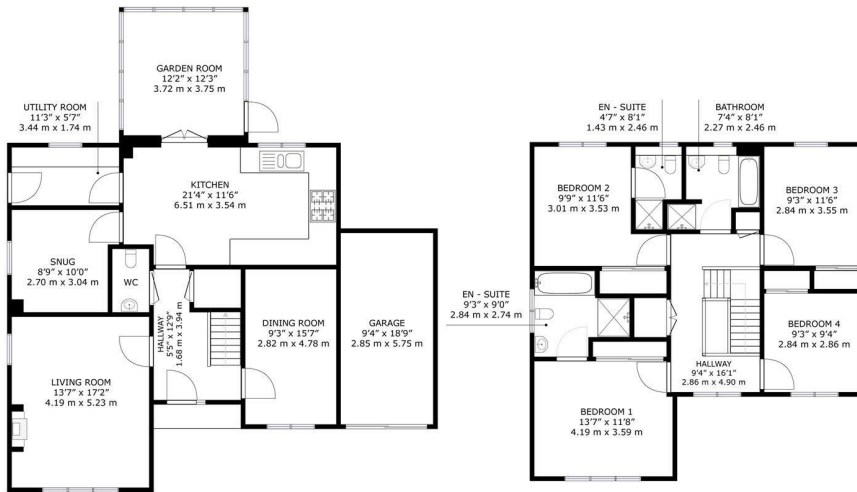
Upstairs, there is four double bedrooms with two further benefiting from having an en-suite, there is a well-appointed family bathroom ensuring that your daily routines are both comfortable and efficient.

The layout of the home promotes a sense of openness, making it easy to flow from one room to another.

The exterior of the house complements its interior charm, providing a lovely garden space that can be enjoyed throughout the seasons. This outdoor area is perfect for children to play, or for hosting summer gatherings with friends and family.

Residents will benefit from a friendly community atmosphere, with local amenities and schools just a short distance away. It is an excellent opportunity for those looking to settle in a vibrant and welcoming neighbourhood.

- Detached house
- 4 bedrooms
- 3 bathrooms
- Off street parking
- Scone location
- Close to local amenities
- Easy access to transport links
- Ideal family home
- Viewing highly recommended
- Quiet and peaceful area



GROUND FLOOR

FIRST FLOOR

48 David Douglas Avenue, Scone, PH2 6QQ

GROSS INTERNAL AREA
GROUND FLOOR : 1068 sq. ft., 99.2 m², FIRST FLOOR : 788 sq. ft., 73.2 m², GARAGE : 177 sq. ft., 16.4 m²
TOTAL : 2033 sq. ft., 188.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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



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