



**Premier
Properties**
Perth



122 David Douglas Avenue, Scone, PH2 6QG
£1,400 Per Calendar Month

 **3**  **2**  **1**  **C**

This charming home is set across two levels, offering the perfect family living space featuring a welcoming entrance hallway, bright living room, kitchen diner and W.C. which completes the ground floor accommodation.

The first floor benefits from 3 double bedrooms, en-suite shower room and a family bathroom.

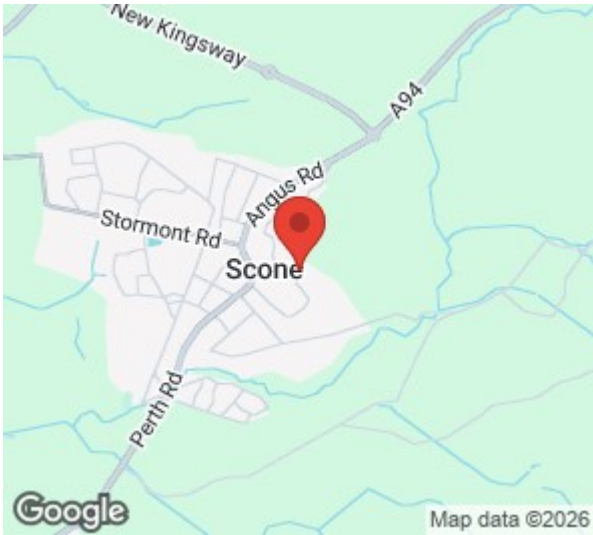
Externally, the property is complemented by generous garden grounds. There is a mono-blocked driveway providing off street parking to the front. The fully enclosed south facing rear garden is mostly laid to lawn perfect for relaxing & entertaining during the warmer months.

Warmth is provided via gas central heating and double glazing throughout.

EPC: C
Council Tax Band: E
Landlord Registration Number: 1811878/340/18092
LARN1907010

Available end of October 2026





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		90	(92 plus) A		90
(81-91) B			(81-91) B		
(69-80) C	79		(69-80) C	78	
(55-68) D			(55-68) D		
(39-54) E			(39-54) 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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