



**Premier
Properties**
Perth



116 David Douglas Avenue, Perth, PH2 6QG Offers Over £225,000

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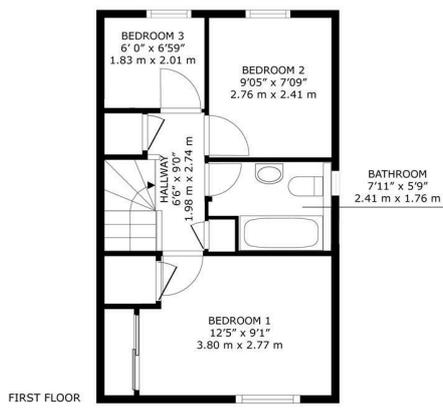
This charming home is set across two levels, offering the perfect family living space featuring a welcoming entrance hall, bright living room leading to the modern kitchen, complete with integrated appliances and space for a dining and W.C which completes the ground floor accommodation. The first floor 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





116 David Douglas Avenue, Scone, PH2 6QG

GROSS INTERNAL AREA
 FLOOR 1 37.7 m² (406 sq.ft.) FLOOR 2 33.7 m² (362 sq.ft.)
 TOTAL : 71.4 m² (768 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			91
(92 plus) A			
(81-91) B			
(69-80) C		75	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			91
(92 plus) A			
(81-91) B			
(69-80) C		76	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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