



**Premier
Properties**
Perth



112 David Douglas Avenue, Perth, PH2 6QG

Offers Over £369,950

 5  2  2  C

The property is arranged over two levels and comprises a welcoming entrance hall, a bright lounge with a wood-burning stove, and a sitting room which could also be used as a formal dining room. The kitchen features integrated appliances, space for a dining table and chairs, and direct access to the rear garden. A convenient W.C. and internal access to the integral garage complete the ground floor.

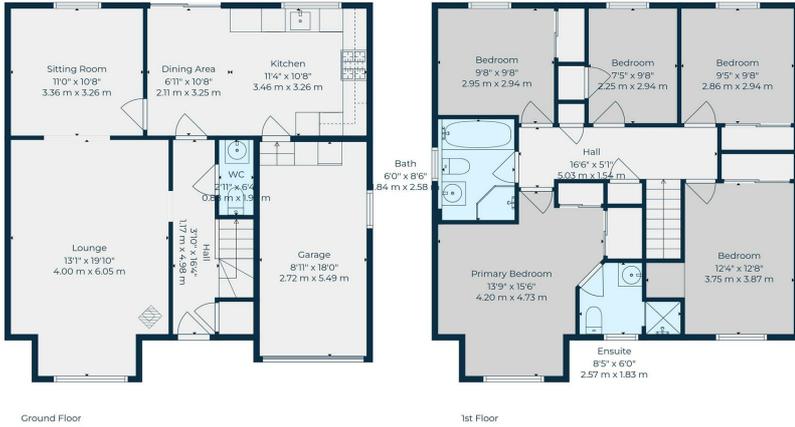
On the upper level, there are five generously sized bedrooms. The principal bedroom benefits from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms. The property further benefits from excellent storage throughout and gas central heating.

Externally, the home sits on a sizeable plot with off-street parking provided by a driveway leading to the garage. The garden grounds are mainly laid to lawn and also feature a raised decked area, perfect for relaxing and entertaining during the summer months.

Early viewing is highly recommended to fully appreciate the spacious accommodation on offer.

- 5 spacious bedrooms
- Sought after location
- Sizeable plot
- Perfect family home
- Stunning views
- Close to local amenities
- Easy access to transport
- Quiet residential area
- Viewing highly recommended





112 DAVID DOUGLAS AVENUE, SCONE, PH2 6QG
 Total: 1521 sq. Ft, 141 m²
 Ground Floor: 682 sq. Ft, 63 M², 1st Floor: 839 sq. Ft, 78 m²
 Excluded Areas: Garage: 160 sq. Ft, 15 M², Walls: 137 sq. Ft, 13 m²
All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		78	82
		EU Directive 2002/91/EC	

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



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