



**Premier
Properties**
Perth



99 David Douglas Avenue, Perth, PH2 6QG Offers Over £479,950



Occupying a peaceful corner plot in the historic village of Scone, this substantial four-bedroom detached home has been upgraded throughout and is presented in true walk-in condition.

The ground floor makes an immediate impression, beginning with a welcoming entrance hall that leads through to a bright, spacious lounge. A bay window floods the room with natural light and offers views over the mature rear garden, while a feature fireplace creates a handsome focal point.

The recently fitted Howdens dining kitchen is a real highlight, complete with integrated appliances, ample storage and a clean, contemporary finish. The kitchen opens into the family room beyond, a bright and sociable space leading directly onto the rear garden through French doors - a space the whole family will love. A utility room and convenient WC complete the ground floor, along with internal access to the high-ceiling double garage.

Upstairs, four bedrooms provide excellent flexibility. The impressive principal bedroom benefits from a fully refitted en-suite shower room, while the remaining bedrooms are served by a stylish, modern family bathroom, and storage is plentiful throughout.

Outside, the property occupies spacious, well-maintained gardens with two large lawns bordered by mature trees and a paved patio area, ideal for summer entertaining. A driveway provides off-street parking for four cars. The garage offers excellent additional storage or workshop potential.

The location is a genuine draw, just a 10-minute walk from the centre and close to Scone Palace. Scone is a popular and well-connected village, with a wide range of amenities, including restaurants, supermarkets and a petrol station. Robert Douglas Memorial Primary School and Nursery is nearby, with a play park just across the road, while scenic woodland walks and a regular bus service provide easy access to Perth city centre.

The recently opened road-bridge over the River Tay opens up easy routes to the north and west, making this a perfectly positioned home for exploring Perthshire and beyond.

A property of this quality, space and setting rarely comes to market - viewing is highly recommended to fully appreciate all this exceptional home has to offer.

- Detached House
- Four Bedrooms
- Double Glazing
- Off Street Parking
- Close To Local Amenities
- Sought-After Area
- Gas Central Heating
- Double Garage
- Large Garden Plot





99 DAVID DOUGLAS AVENUE, SCONE, PH2 6QG



Total: 2064 sq. Ft, 191 m²
 Ground Floor: 1102 sq. Ft, 102 M², 1st Floor: 962 sq. Ft, 89 m²
 Excluded Areas: Garage: 385 sq. Ft, 36 M², Utility: 43 sq. Ft, 4 M², Low Ceiling: 65 sq. Ft, 6 M²,
 Open To Below: 68 sq. Ft, 6 M², Walls: 199 sq. Ft, 20 m²

All Measurements Are Approximate And For Clarity Purposes Only



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
	79	82	77
Scotland	EU Directive 2002/91/EC		Scotland



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