



**Premier
Properties**
Perth



92 David Douglas Avenue, Perth, PH2 6QG

Offers Over £292,500

 3  2  1  C

The ground floor comprises a welcoming entrance hall, spacious lounge, kitchen/dining area complete with integrated appliances and direct access to the rear garden. There is also a useful cloakroom with WC. There is also great storage space on the ground floor.

Upstairs, you'll find three generously proportioned bedrooms, including a principal bedroom with en-suite facilities. The upper level also benefits from excellent storage options and a well-appointed family bathroom.

Externally, the front garden has been laid with pebbles and there is a driveway providing off street parking, leading to the single garage which benefits from electricity. The rear garden is a fantastic size with a patio area to enjoy the summer months and the rest laid to an easily managed mix of lawn, chips and bark.

There are various local services and amenities which can be found nearby including a supermarket, restaurants and pubs, health centre, the highly regarded Robert Douglas Memorial primary school, and a regular bus route into Perth.

- The largest 3-bedroom semi-detached house-type in the Balfargie development.
- En suite shower room
- Large kitchen with dining area
- Driveway
- Sought after and quiet location
- Gas central heating
- Double glazing
- Fantastic views
- Large private rear garden



| 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 | | |
| (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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