



**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, 4 M²,
 Open To Below: 68 sq. Ft, 6 M², Walls: 199 sq. Ft, 20 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		79	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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		77	77
EU Directive 2002/91/EC			
			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.