



**Premier
Properties**
Perth



122 David Douglas Avenue, Scone, PH2 6QG
£1,400 Per Calendar Month

 **3**  **2**  **1**  **C**

This charming home is set across two levels, offering the perfect family living space featuring a welcoming entrance hallway, bright living room, kitchen diner and W.C. which completes the ground floor accommodation.

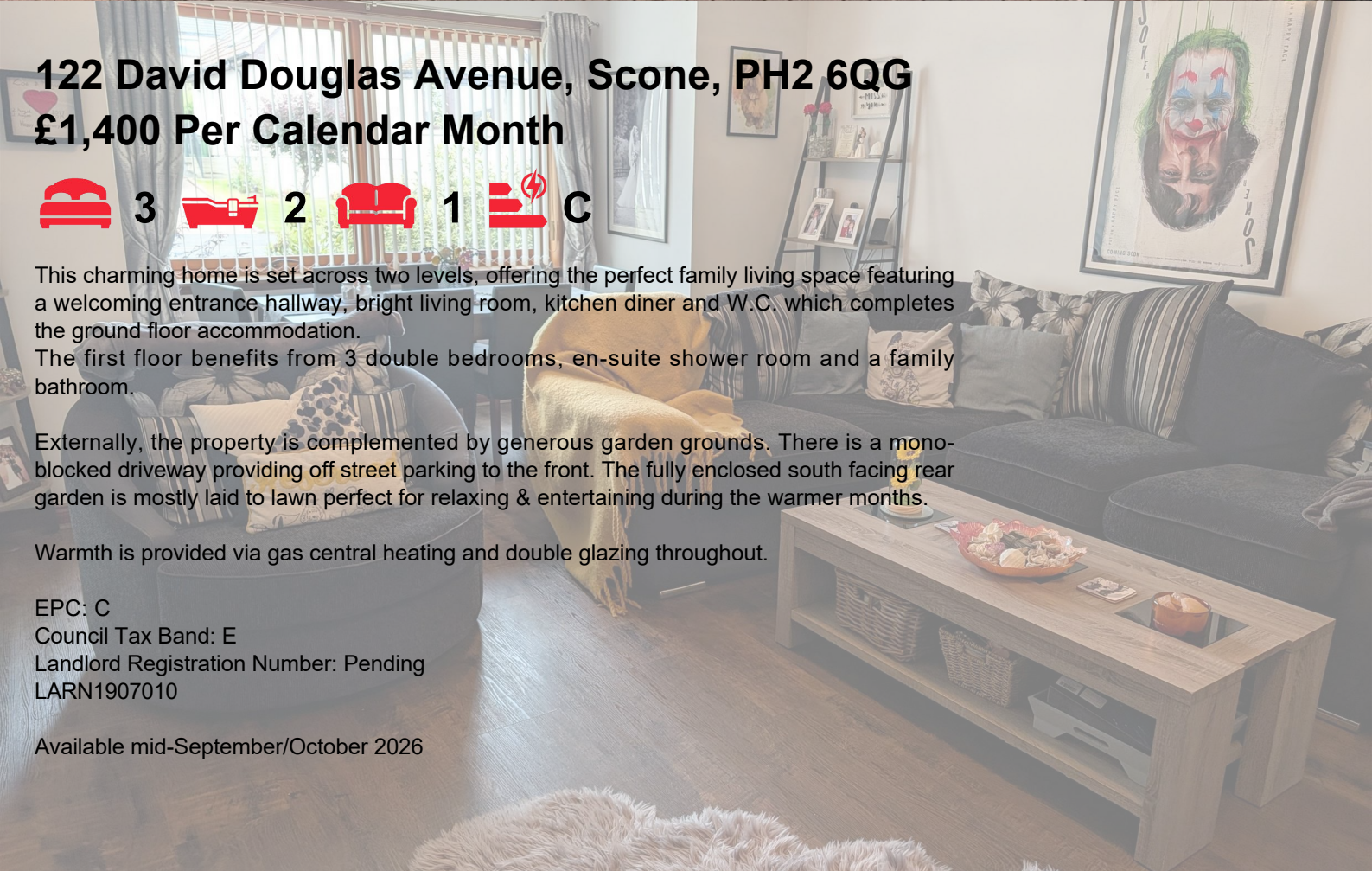
The first floor benefits from 3 double bedrooms, en-suite shower room and a family bathroom.

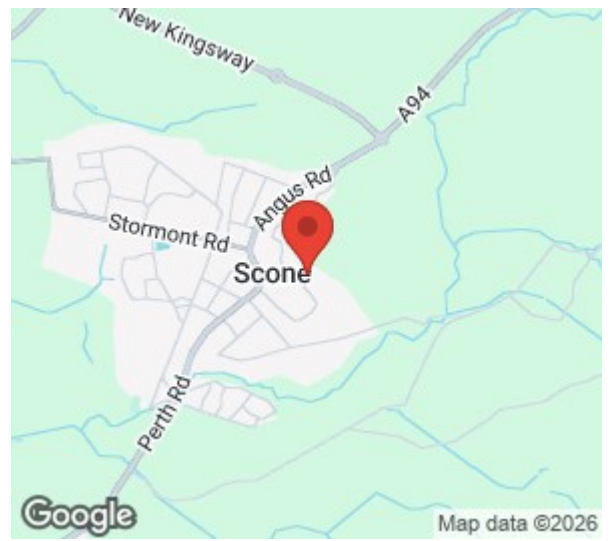
Externally, the property is complemented by generous garden grounds. There is a mono-blocked driveway providing off street parking to the front. The fully enclosed south facing rear garden is mostly laid to lawn perfect for relaxing & entertaining during the warmer months.

Warmth is provided via gas central heating and double glazing throughout.

EPC: C
Council Tax Band: E
Landlord Registration Number: Pending
LARN1907010

Available mid-September/October 2026





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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	
79	90	78	90
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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