



**lindsays**

11 David Douglas Avenue,  
Scone, PH2 6QQ

*"Two bedroom detached bungalow enjoying a fine position within a sought-after development"*

- Lounge/Dining Room
- Kitchen
- Utility Room
- 2 Bedrooms, 1 En Suite
- Bathroom
- Driveway
- Garage
- Gardens

EPC Rating C

**OFFERS OVER £270,000**



## Description

Presented to the market in excellent condition this 2 bedroom detached bungalow enjoys a fine position within a sought-after development. Built by renowned local builder A&J Stephen, the property benefits from a very private and well-tended rear garden, integral garage and ample off-street parking.

Accommodation is formed over one level and accessed via some steps at the front. It comprises an entrance hallway with useful storage cupboards; a large front facing lounge with bay window and dining area; fitted kitchen with a comprehensive range of units, integrated appliances and space for informal dining; utility room with internal access to the garage as well as a door to the garden; bathroom comprising WC, wash hand basin and bath with shower over and two good size bedrooms, both with fitted storage and an en suite shower room to the principal. Externally the space doesn't disappoint with a mono block driveway leading to the single garage. The beautifully manicured lawns and well stocked borders create a delightful outdoor space to tend and enjoy with a great patio area for dining and entertaining.

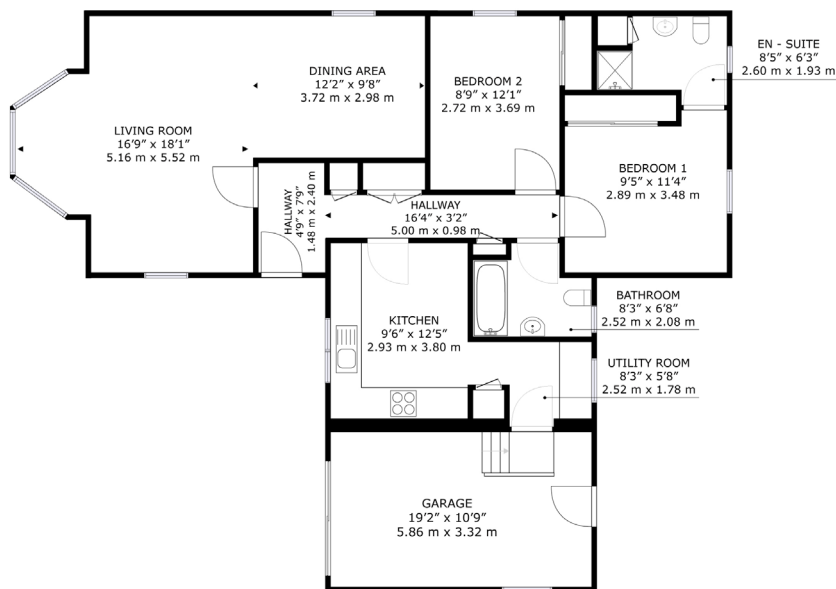
The property further benefits from gas central heating, double glazing and excellent storage space. Viewing is most highly recommended to appreciate the accommodation and location of this lovely home.

## Area

The property is conveniently located within the desirable village of Scone, approximately two miles to the north-east of Perth. There are various local services and amenities which can be found nearby including a supermarket, restaurants and pubs, primary school, health centre and a regular bus route into Perth.

## Viewing

By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



11 David Douglas Avenue, Scone, Perth, PH2 6QQ

GROSS INTERNAL AREA  
TOTAL: 1154 sq.ft, 107.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

T: 01738 630222 E: perthproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.