

Simple Approach



**4 Douglas Road, Perth
Perthshire PH2 6NF**

Offers over £115,000

***** CLOSING DATE SET FRIDAY 10TH JULY 12 NOON*****

Simple Approach are excited to welcome this beautifully appointed and tastefully decorated two bedroom ground floor flat in the ever desirable Village of Scone to the Perthshire market. This very well presented home has been recently upgraded by the present owner and offers any first time buyer, growing family or mature buyer easy and modern living across one accessible floor, comprising; a bright and welcoming lounge with stunning feature fireplace installed in 2018, a recently fitted contemporary kitchen with integrated oven and hob with ample space for dining, two double bedrooms and a modern shower room with Mira power shower, stylish wet wall surround and a newly fitted ceiling with down-lights installed, with each living space decorated in neutral tones throughout. Boasting sought-after features such as gas central heating with a fairly new Worcester Bosch boiler, new UPVC double glazing only installed in 2019 with 10 year guarantee provided, a private driveway accommodating three cars and a beautifully manicured and easily maintained garden to the rear this property lends itself to a wide range of buyers and would be perfectly suited to any purchaser seeking a well-located home in move-in condition throughout, which only viewing will confirm.

Lounge

14'11" x 12'0" (4.56m x 3.67m)

Kitchen

9'11" x 12'0" (3.03m x 3.67m)

Bedroom 1

10'5" x 14'3" (3.18m x 4.36m)

Bedroom 2

11'4" x 10'5" (3.47m x 3.18m)

Bathroom

5'8" x 6'0" (1.75m x 1.83m)

External

To the front this property boasts a large private driveway which accommodates a few cars comfortably. To the rear there is a privately owned garden which has been recently landscaped to provide an idyllic, easily maintained outside space for a young family to enjoy or to entertain in the summer sunshine.

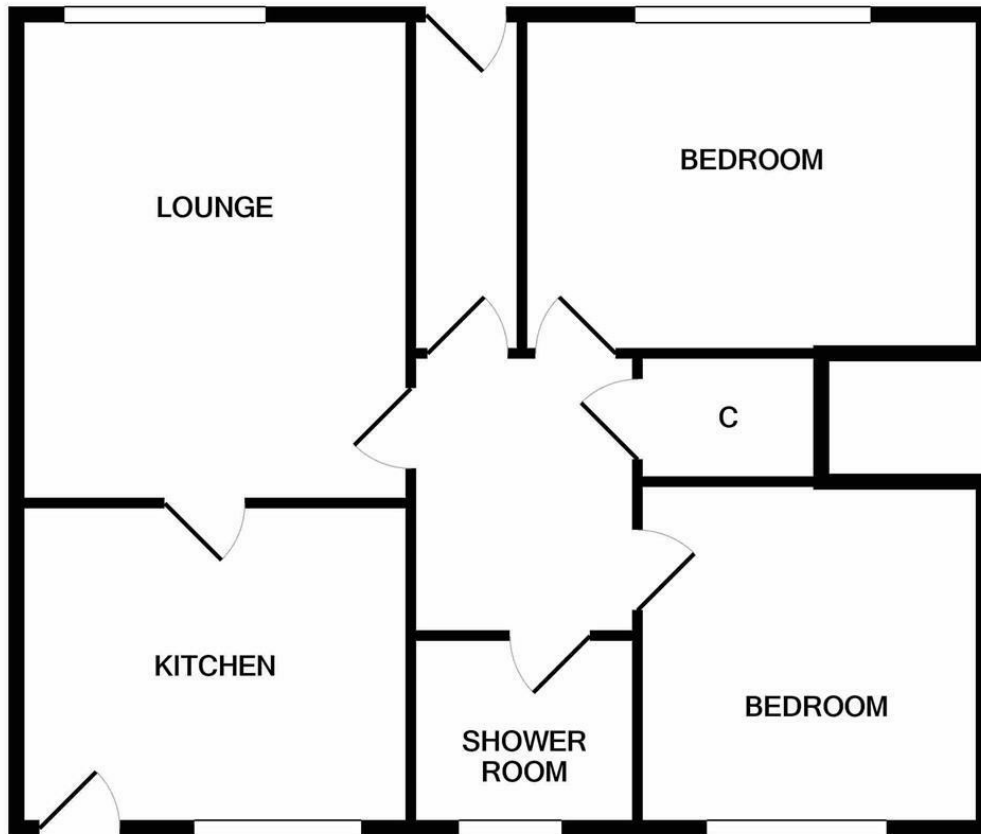
Location

The village of Scone is situated just minutes away from the City Centre of Perth, where there are plenty of High Street amenities such as shops, restaurants and offices. This property is a 2 minute walk from the scone arms, a 3 minute walk to Quarrymill walk, a 3 minute walk to a few play parks. The village itself has local shops, co-op, takeaways, petrol station, a reputable Primary School as well as having restaurants and pubs for leisure. Scone is ideally situated for those looking to commute between Perth & Dundee as it has quick access to routes in both directions via the A90. The village itself offers residents the opportunity to be within minutes of a vibrant City Centre without compromising the benefits of a peaceful, semi-rural setting.

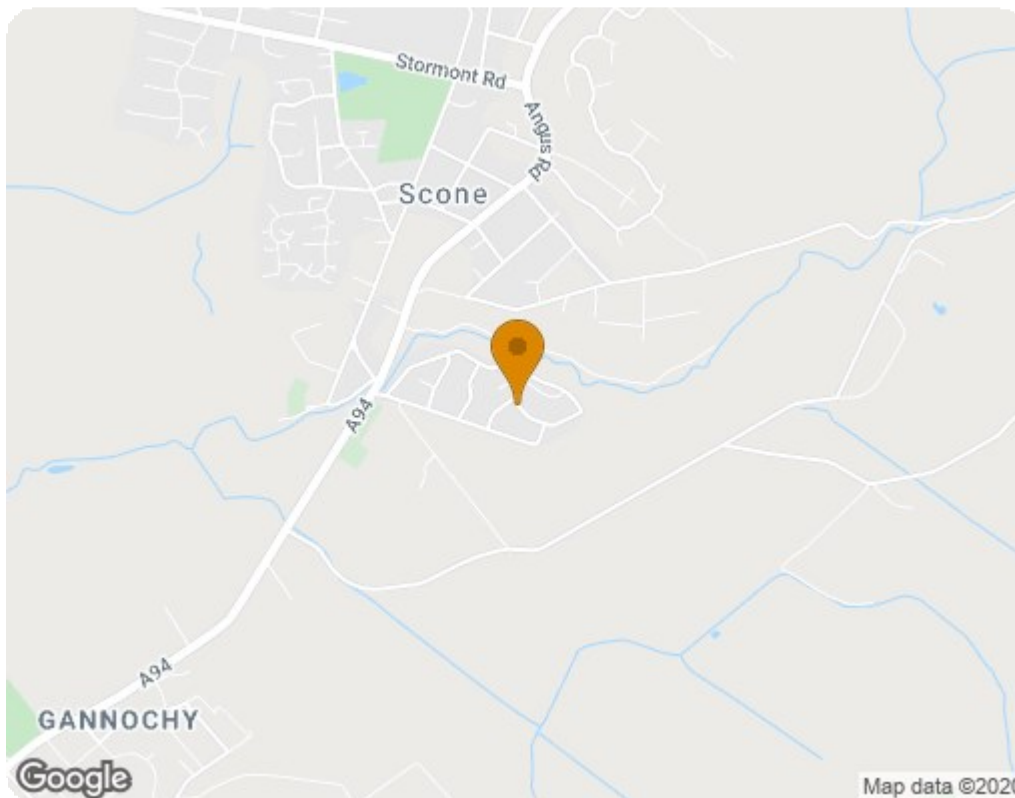


- Immaculate Move In Condition
- Beautifully Landscaped Rear Garden
- CLOSING DATE SET FRIDAY 10TH JULY 12 NOON
- Private Driveway for Three Cars
- Gas Central Heating with Modern Boiler
- Newly Fitted Windows Throughout
- Sought After Residential Location





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		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	65	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC