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Leading Perthshire Estate Agency

1 Larch Place, Errol, Perth, PH2 7UW

Offers Over £220,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

1 Larch Place, Errol, Perth, PH2 7UW

Many thanks for your interest with 1 Larch Place, Errol, Perth, PH2 7UW.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one, please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Set within the picturesque Carse Of Gowrie in Perthshire, Errol is ideal for the commuter with access to the cities of Perth and Dundee just a short distance away.

The village has a range of amenities including restaurants/pubs, butchers, local shops, doctors' surgery, chemist, post office and an excellent primary school.



Property Summary

We are delighted to bring to the market this deceptively spacious THREE BEDROOM DETACHED BUNGALOW situated within a desirable area in the picturesque village of Errol.

The property offers spacious accommodation comprising wide and welcoming reception hall; bright lounge with space for dining; kitchen with door to the side; 3 spacious bedrooms with fitted wardrobes and modern recently installed shower room with white suite.

There is double glazing and gas central heating throughout.

Externally the garden is landscaped for ease of maintenance to the front and rear and there is a single garage. An attractive feature within the garden is the summer house which provides an ideal haven for relaxation and socialising during the summer months.

This property would suit a range of prospective purchasers from families to retirement alike. Viewing is highly recommended to appreciate the accommodation on offer.



Key property features

- ✓ Detached Bungalow
- ✓ 3 Bedrooms
- ✓ Bright lounge
- ✓ Recently installed shower room
- ✓ Gas central heating & double glazing
- ✓ Garage and driveway
- ✓ Gardens and summerhouse
- ✓ Quiet residential area
- ✓ Popular village location
- ✓ Excellent school within the village









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

19' 6" x 4' 6" (5.94m x 1.37m)

LOUNGE/DINER

16' 9" x 14' 1" (5.11m x 4.29m)

KITCHEN

12' 6" x 9' 6" (3.81m x 2.9m)

SHOWER ROOM

9' 1" x 6' 1" (2.77m x 1.85m)

BEDROOM

13' 5" x 9' 6" (4.09m x 2.9m)

BEDROOM

13' 5" x 7' 3" (4.09m x 2.21m)

BEDROOM

13' 5" x 9' 6" (4.09m x 2.9m)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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