



Buy your next home with Next Home

Leading Perthshire Estate Agency

12 Beechgrove Place, Errol, Perth, PH2 7UP

Offers Over £160,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

12 Beechgrove Place, Errol, Perth, PH2 7UP

Many thanks for your interest in
12 Beechgrove Place, Errol, Perth, PH2
7UP.

Next Home Estate Agents dedicate themselves to be available when you are, getting our customers moving quicker and 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 known in the area for getting our customers moving quicker and offering an unbeatable service 7 days a week until 9pm. Put us to the test and get your free valuation today, call 01764 42 43 44.

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

Next Home are delighted to bring to the market this immaculately presented 2 bedroom semi-detached bungalow situated in the quiet villa of Errol.

The property offers excellent living accommodation over one level and comprises: Vestibule, entrance hall which gives access to all accommodation on offer, a very bright and spacious lounge, modern breakfasting kitchen, 2 bedrooms with built in storage and a modern bathroom.

There is generous parking to the front and side of the property with space for multiple parking. To the rear there is lovely well-kept garden that is laid lawn for ease of maintenance, patio area for outdoor dining and a timber shed for storage.

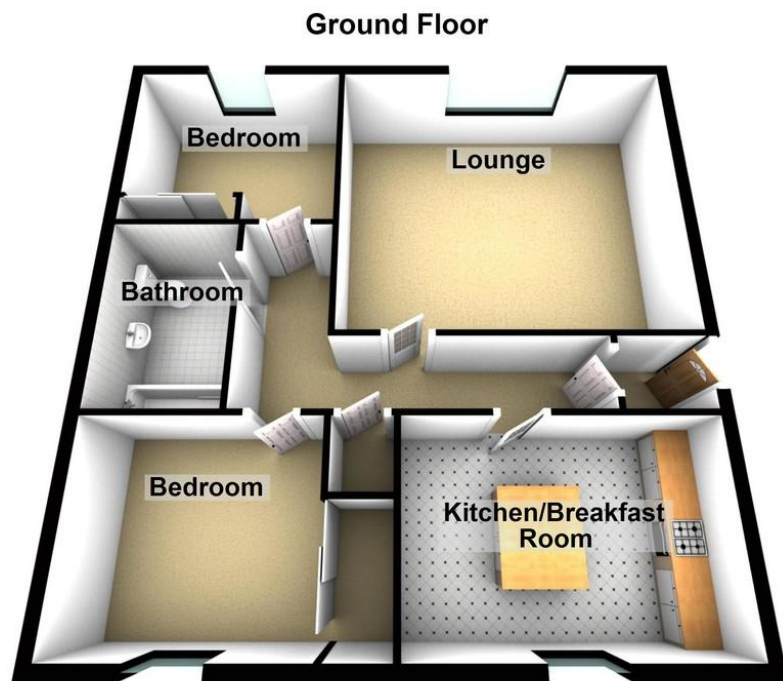


Key property features

- ✓ Walk in condition
- ✓ Modern bathroom
- ✓ Modern Kitchen
- ✓ Spacious lounge
- ✓ Lovely views
- ✓ Quiet area
- ✓ Close to Perth & Dundee
- ✓ Parking for multiple cars
- ✓ Well-kept garden



Floorplans





Property Room Sizes

VESTIBULE AND HALL

BATHROOM 7' X 5' 8" (2.13M X 1.73M)

LOUNGE 14' 1" X 13' 9" (4.29M X 4.19M)

BREAKFASTING KITCHEN 11' 5" X 6' (3.48M
X 1.83M)

BEDROOM 9' 6" X 9' 1" (2.9M X 2.77M)

BEDROOM 9' 10" X 8' 10" (3M X 2.69M)

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 01796 54 80 14

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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