

# Buy your next home with Next Home

Leading Perthshire Estate Agency

9 Bertram Dickson Place, Errol, Perth, PH2 7UY

Offers Over £260,000

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**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

9 Bertram Dickson Place, Errol, Perth, PH2 7UY

Many thanks for your interest with 9 Bertram Dickson Place, Errol, Perth, PH2 7UY.

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

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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 this immaculately presented 3 bedroom detached villa situated in the very popular village of Errol, Perthshire.

This property offers spacious accommodation over two levels comprising on entrance hall, cloakroom, lounge/dining room with French doors leading to the rear patio and garden, breakfasting kitchen, utility room, w/c, three bedrooms with built in storage (master with en-suite) and a family bathroom.

Externally this property offers a driveway and garage providing off street parking at the front and a large fully enclosed south facing garden to the rear of the property with patio and timber shed.

Warmth is offered via gas central heating and the windows are double glazed throughout



# Key property features

- ✓ 3 bedrooms
- ✓ Very generous plot
- ✓ South facing garden
- ✓ Single garage
- ✓ GCH
- ✓ Good schooling nearby
- ✓ Ideal for the commuter
- ✓ Good sized family home
- ✓ Good storage
- ✓ En-suite









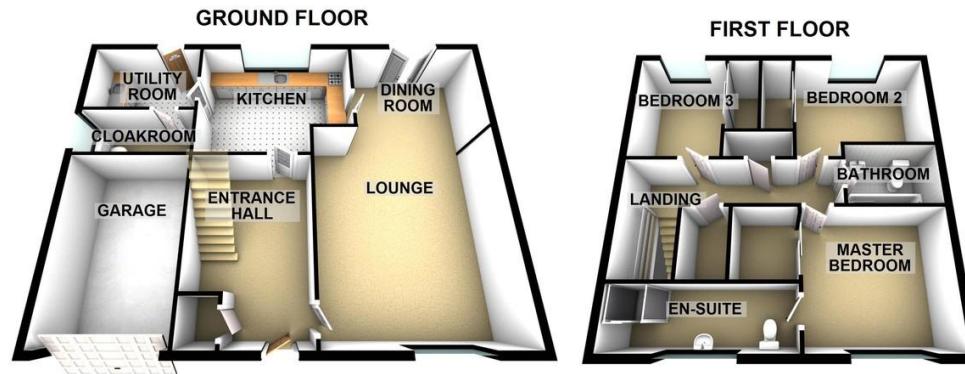
# Have a property to sell?

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



# Floorplans

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# Property Room sizes

## ENTRANCE HALL

11' 11" x 4' 6" (3.63m x 1.37m)

## LOUNGE/DINER

27' 2" x 11' 9" (8.28m x 3.58m)

## KITCHEN/BREAKFAST ROOM

13' 9" x 13' 5" (4.19m x 4.09m)

## UTILITY ROOM

6' x 5' 4" (1.83m x 1.63m)

## W/C

6' 2" x 2' 7" (1.88m x 0.79m)

## BEDROOM

11' 6" x 10' (3.51m x 3.05m)

## ENSUITE

5' 9" x 5' 3" (1.75m x 1.6m)

## BEDROOM

10' x 9' 1" (3.05m x 2.77m)

## BEDROOM

10' x 7' 2" (3.05m x 2.18m)

## BATHROOM

6' 5" x 5' 7" (1.96m x 1.7m)

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.



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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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