

Buy your next home with Next Home

Leading Perthshire Estate Agency

42 Elm Street, Errol, Perth, PH2 7SQ

Offers Over £175,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

42 Elm Street, Errol, Perth, PH2 7SQ

Many thanks for your interest with 42 Elm Street, Errol, Perth, PH2 7SQ.

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

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: large side entrance acts an additional seating area with space for outdoor attire, entrance hall which gives access to all accommodation on offer, a spacious lounge with dining area, modern kitchen, 2 bedrooms with built in storage and a modern bathroom.

To the front there is off street parking leading to a single garage with an electric up and over door. The rear garden is easy to maintain with multiple seating areas ideal for hosting in the summer months.



Key property features

- ✓ Bungalow
- ✓ Popular residential area
- ✓ Private garden
- ✓ Single garage
- ✓ Modern bathroom
- ✓ Open plan lounge/dining area
- ✓ Quiet cul-de-sac
- ✓ Lovely walks nearby
- ✓ Close to Dundee and Perth
- ✓ Astro-turf









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?

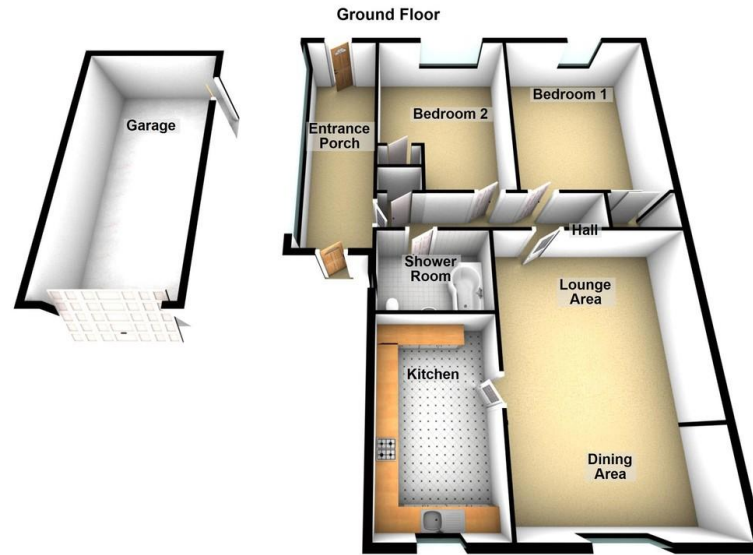
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room sizes

LOUNGE/DINER

17' 0" x 10' 5" (5.2m x 3.2m)

KITCHEN

7' 3" x 5' 11" (2.21m x 1.8m)

BEDROOM

10' 10" x 8' 10" (3.3m x 2.69m)

BEDROOM

10' 1" x 8' 1" (3.07m x 2.46m)

BATHROOM

7' 2" x 5' 5" (2.18m x 1.65m)

ENTRANCE PORCH

16' 3" x 5' 5" (4.95m x 1.65m)

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.



NEXTHOME
ESTATE & LETTING AGENTS

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme