

Buying with **Next Home**

2 Birchview Place, Errol, Perth, PH2 7UN

Many thanks for your interest with 2 We offer free, no obligation mortgage Birchview Place, Errol, Perth, PH2 7UN.

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

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advice to all our buyers.

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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 immaculately presented SEMI DETACHED 2 BEDROOM BUNGALOW situated within a corner plot in the popular village of Errol in the Carse of Gowrie.

The accommodation comprises entrance sun porch with lovely views; hall with 2 storage cupboards; kitchen with integrated double oven, hob and extractor and space for fridge freezer and washing machine; bright lounge with feature electric fire; double bedroom with fitted wardrobes and second bedroom with double doors to the garden which is currently utilised as a dining room; recently fitted bathroom with white suite and shower over the bath.

There is electric heating & double glazing throughout.

Externally a driveway provides parking for several vehicles and leads to the garage which has an electronic door. The conservatory is accessed from the paved patio area and the side and front gardens are a mixture of lawn and gravel chipped areas for ease of maintenance. Early viewing is recommended.





Key property features

- ❤ Semi Detached Bungalow
- ✓ Immaculately Presented
- ✓ Modern Kitchen
- **♥** Bright Lounge with feature fireplace
- **♥** Two Bedrooms
- Bathroom with white suite
- **♥** Sun porch with lovely views
- **❤** Garage & Driveway
- **У** Large corner garden
- **✓** Summer house
- **♥** No chain and flexible date of entry





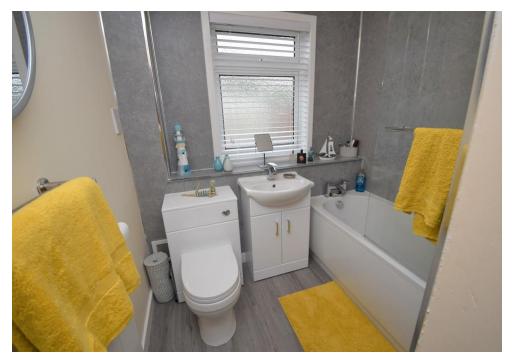
















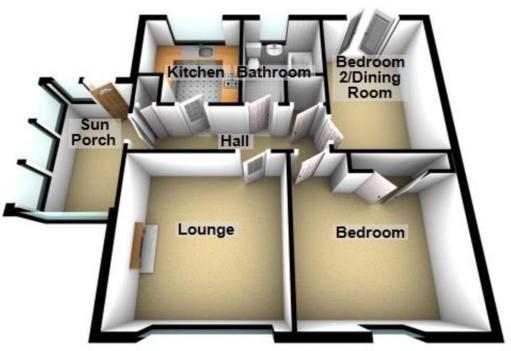


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Floorplans





Property Room sizes

SUN PORCH

9'6" x 6' 6" (2.9m x 2.0m)

LOUNGE

12'9" x 12'9" (3.9m x 3.9m)

KITCHEN

8' 6" x 8' 6" (2.6m x 2.6m)

BEDROOM

12'5" x 9' 6" (3.8m x 2.9m)

BEDROOM

12' 1" x 6' 6" (3.7m x 2.0m)

BATHROOM

6'9" x 5' 10" (2.06m x 1.78m)

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	1a James Square, Crieff
41 - 43 Allan Street, Blairgowrie01250 39 80 02	211 High Street, Auchterarder
47a Atholl Road, Pitlochry01796 54 80 14	Email sales@nexthomeonline.co.uk

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