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Leading Perthshire Estate Agency

2 Birchview Place, Errol, Perth, PH2 7UN

Offers over £175,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 Birchview Place, Errol, Perth, PH2 7UN

Many thanks for your interest with 2 Birchview Place, Errol, Perth, PH2 7UN.

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 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
- ✓ Large corner garden
- ✓ Summer house
- ✓ No chain and flexible date of entry











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

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)

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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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