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Leading Perthshire Estate Agency

4 Lairdsland, High Street, Errol, Perth And Kinross, PH2 7QP

Offers Over £120,000

**NEXTHOME**
ESTATE & LETTING AGENTS

Buying with Next Home

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PH2 7QP

Many thanks for your interest with 4 Lairdsland, High Street, Errol, Perth And Kinross, PH2 7QP.

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 well presented three bedroom second floor apartment, situated in the quiet village of Errol.

The property would be ideal for a first time buyer with spacious accommodation comprising: entrance hall that gives access to all rooms on offer, spacious lounge with space for dining table and chairs, well presented kitchen, 3 double bedrooms and a modern bathroom.

There is a communal drying and seating area pertaining to the property.

Gas central heating and double glazing throughout.



Key property features

- ✓ 3 double bedrooms
- ✓ Well presented
- ✓ Gas central heating
- ✓ Ideal for a first time buyer
- ✓ Close to Perth & Dundee
- ✓ Spacious lounge
- ✓ Close to local amenities
- ✓ Modern bathroom
- ✓ Communal drying area









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 rear gardens and garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

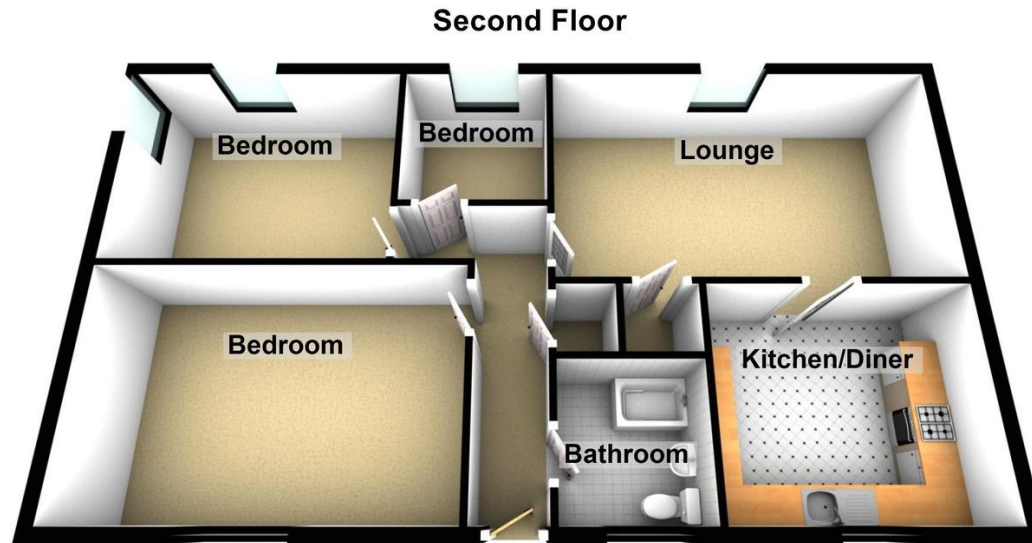
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

LOUNGE

14' 6" x 13' 5" (4.42m x 4.09m)

KITCHEN

9' 5" x 9' 10" (2.87m x 3m)

BEDROOM

13' 1" x 10' (3.99m x 3.05m)

BEDROOM

15' x 9' 6" (4.57m x 2.9m)

BEDROOM

10' 8" x 68' (3.25m x 20.73m)

BATHROOM

7' x 5' 70" (2.13m x 2.26m)

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..... 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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