

# Buy your next home with Next Home

Leading Perthshire Estate Agency

9 Abbey Lane, Errol, Perth, PH2 7GA

Offers Over £300,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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9 Abbey Lane, Errol, Perth, PH2 7GA

Many thanks for your interest with 9 Abbey Lane, Errol, Perth, PH2 7GA .

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, Grange, 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

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Next Home are delight to bring to the market this four bedrooms detached bungalow situated just upside the popular village of Errol.

The property is set over one level and would be ideal for a host of buyers with immaculately presented accommodations comprising: entrance hall, spacious lounge with French doors leading to a dining room, utility , kitchen, 4 bedrooms with principal en-suite shower room and a family bathroom.

The property has been finished to an excellent standard with oak flooring , doors and skirting boards throughout. To th front there is parking to either side of the property for up to 4 cars. There is also a single garage .

The rear garden benefits from stunning countryside views and easy to maintain private garden with a lawn and decked area.

Oil fired heating and double glazing throughout.





# Key property features

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- ✓ 4 bedrooms
- ✓ Immaculately presented
- ✓ Popular residential area
- ✓ Quiet location
- ✓ Close to Dundee & Perth
- ✓ Oak finishes throughout
- ✓ Countryside views
- ✓ Single garage
- ✓ Oil fired heating
- ✓ Spacious rooms throughout















Have a property to sell?

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

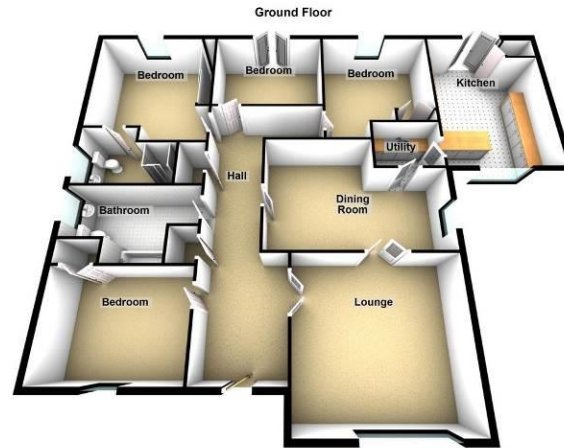


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# Floorplans

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# Property Room sizes

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## HALL

## LOUNGE

*15' 9" x 14' 11" (4.8m x 4.55m)*

## DINING ROOM

*15' 9" x 11' 10" (4.8m x 3.61m)*

## KITCHEN

*17' 9" x 9' 2" (5.41m x 2.79m)*

## BEDROOM

*12' 6" x 10' 8" (3.81m x 3.25m)*

## ENSUITE

*9' 10" x 5' 3" (3m x 1.6m)*

## BEDROOM

*11' 6" x 10' 2" (3.51m x 3.1m)*

## BEDROOM

*9' 10" x 9' 4" (3m x 2.84m)*

## BEDROOM

*13' 9" x 10' 2" (4.19m x 3.1m)*

## BATHROOM

*11' 10" x 7' 10" (3.61m x 2.39m)*

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

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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](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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