

Buy your next home with Next Home

Leading Perthshire Estate Agency

22 James Tytler Place, Errol, Perth, PH2 7US

Offers Over £120,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

22 James Tytler Place, Errol, Perth, PH2 7US

Many thanks for your interest in
22 James Tytler Place, Errol, Perth, PH2
7US.

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 renown 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 01764 42 43 44.

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 1 bedroom and box room terraced villa situated within the popular residential area of Errol.

The property is set over two levels comprising: An open lounge/kitchen with space for a sofa, small dining tables and chairs with space for white goods, 2 bedrooms with principal bedroom benefiting from a large built in cupboard and a 3 piece bathroom suite located on the ground floor.

Property benefits from gas central heating and double glazing throughout.

Externally there is an area of garden ground to the front, an allocated off street parking space.



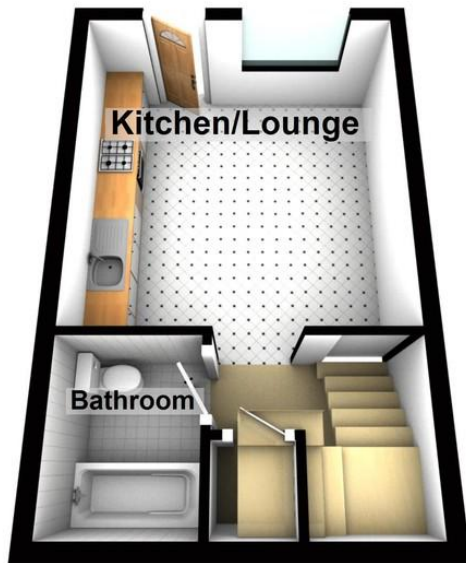
Key property features

- ✓ Ideal for a first time buyer
- ✓ Ideal for a buy to let
- ✓ Chain free
- ✓ Quiet village location
- ✓ Close to Perth and Dundee
- ✓ Gas central heating
- ✓ Parking
- ✓ 2 bedrooms
- ✓ White goods included

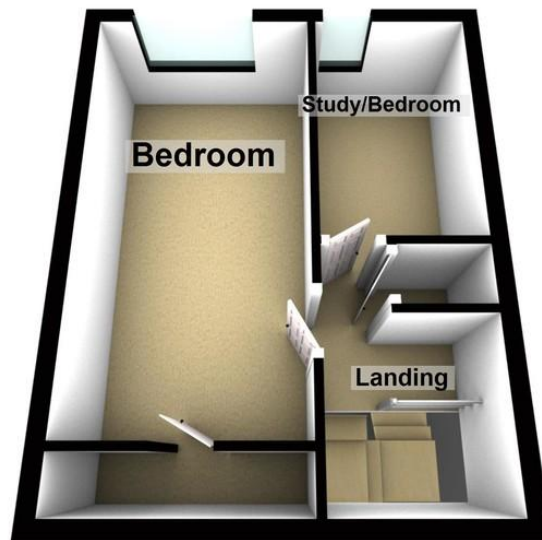


Floorplans

Ground Floor



First Floor





Property Room Sizes

KITCHEN/LOUNGE 13' 7" X 11' 3" (4.14M X 3.43M)

BEDROOM 13' 5" X 7' 9" (4.09M X 2.36M)

BEDROOM/STUDY 7' 10" X 5' 8" (2.39M X 1.73M)

BATHROOM 6' 4" X 6' 1" (1.93M X 1.85M)

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 01796 54 80 14

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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