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Leading Perthshire Estate Agency

Larch Place, Errol, Perth, PH2 7UW

Offers Over £255,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Larch Place, Errol, Perth, PH2 7UW

Many thanks for your interest with Larch Place, Errol, Perth, PH2 7UW.

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 fully renovated and immaculately presented DETACHED THREE BEDROOM BUNGALOW situated within a quiet cul de sac in the village of Errol.

The property has been upgraded to an exceptionally high standard with new kitchen, shower room, lighting, media wall, doors, skirtings and facings throughout.

The bright accommodation comprises wide and welcoming entrance hall; lounge with feature media wall and front facing window affording magnificent views over the Carse of Gowrie; modern kitchen with oven, hob, extractor, fridge, freezer, washing machine and dishwasher; contemporary shower room with complementary tiling and 3 bedrooms, 2 of which have fitted mirrored wardrobes. There is double glazing and gas central heating throughout.

Externally there are garden grounds to the front and rear with decking area, garden room/cabin which benefits from power, light, double glazing and electric heater. The garage is split to accommodate a utility and store room.



Key property features

- ✓ Detached Bungalow in desirable location
- ✓ Lovely Views to the front
- ✓ Bright lounge with Media Wall
- ✓ Modern Dining Kitchen
- ✓ Contemporary shower room
- ✓ 3 Bedrooms
- ✓ Driveway for several vehicles
- ✓ Garage converted to store and utility rooms
- ✓ Garden Cabin with power and light
- ✓ Well maintained garden grounds









Have a property to sell?

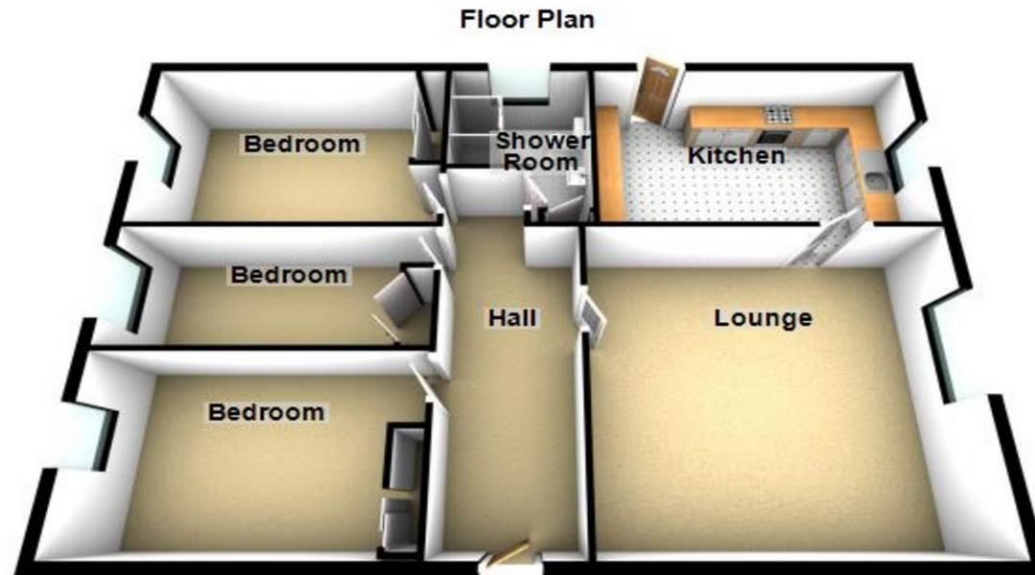
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

19' 6" x 4' 6" (5.94m x 1.37m)

LOUNGE/DINER

16' 4" x 14' 0" (4.98m x 4.27m)

KITCHEN

12' 4" x 9' 1" (3.76m x 2.77m)

BEDROOM

13' 1" x 9' 3" (3.99m x 2.82m)

BEDROOM

10' 9" x 8' 7" (3.28m x 2.62m)

BEDROOM

10' 9" x 6' 10" (3.28m x 2.08m)

SHOWER ROOM

9' 1" x 6' 1" (2.77m x 1.85m)

GARAGE STORE

13' 2" x 7' 10" (4.01m x 2.39m)

GARAGE UTILITY STORE

9' 8" x 6' 0" (2.95m x 1.83m)

GARDEN ROOM/CABIN

10' 0" x 9' 10" (3.05m x 3m)

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

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