

Simple Approach



Estate Agents



**2 Muiredge, Perth  
PH2 7RD**

**Offers over £197,950**



Located in the picturesque village of Errol, this well-presented mid-terraced, single-storey home offers a fantastic opportunity for a variety of buyers, including first-time purchasers, downsizers, or those seeking a peaceful countryside location.

The accommodation comprises two well-proportioned bedrooms, a bright and spacious lounge, a sizeable kitchen, and a family bathroom. To the rear, a lovely conservatory provides additional living space and serves as the perfect spot to relax and enjoy views over the private garden. The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round.

Externally, the home boasts a fully enclosed, private rear garden. Located in a beautiful and sought-after area, the property is within easy reach of local amenities, schools, and excellent transport links to both Perth and Dundee. This delightful bungalow combines comfort, practicality, and charm in a desirable rural location—early viewing is highly recommended to appreciate all that is on offer here at Muiredge, Errol.

### Location

Entering Via St Madoes, coming onto Errol take a left and follow the road around to Silverwood Lodges, follow the road then take the next left down to a row of cottages

### Bedroom Two

12'9" x 7'11" (3.90 x 2.43)

### Family Bathroom

5'8" x 7'7" (1.74 x 2.32)

### Lounge

19'2" x 12'4" (5.86 x 3.76)

### Kitchen

9'9" x 9'5" (2.99 x 2.89)

### Conservatory

18'9" x 10'3" (5.72 x 3.13)

### Bedroom One

10'10" x 12'8" (3.31 x 3.88)

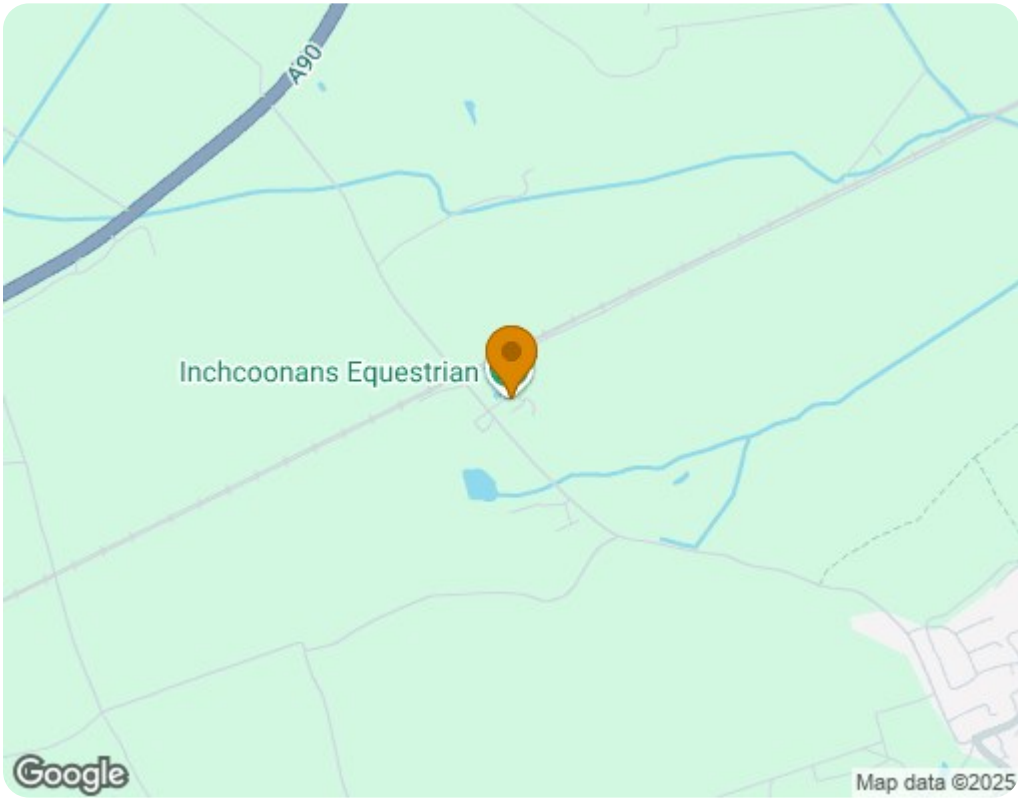
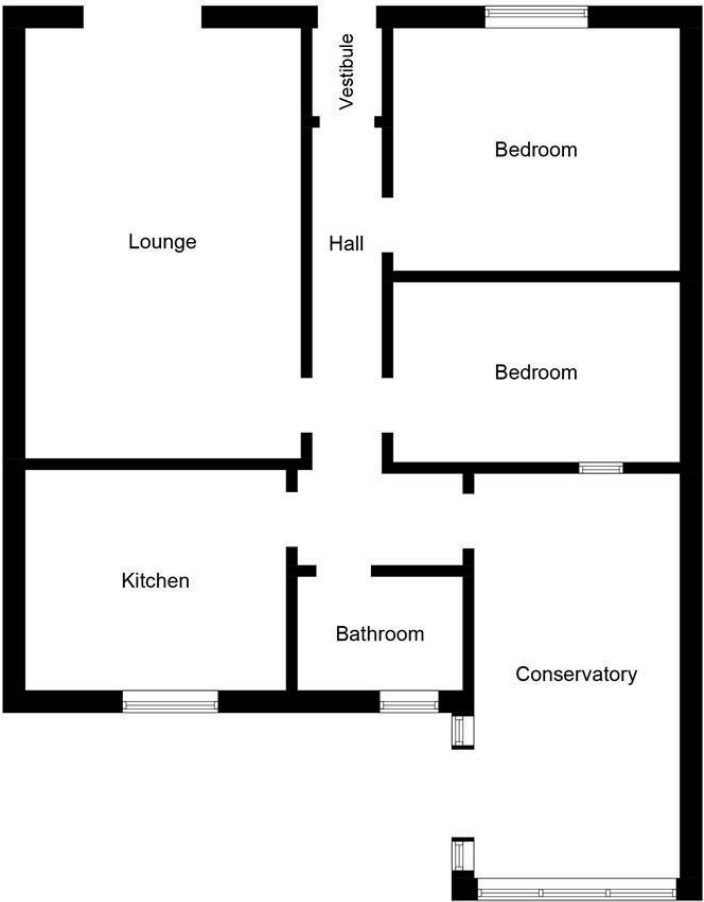






- Two-bedroom Mid-Terraced Bungalow
- Sizeable Kitchen
- Picturesque Location
- Spacious Conservatory Overlooking The Garden
- Large Private Rear Garden
- Highly Sought After Area
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		100
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		