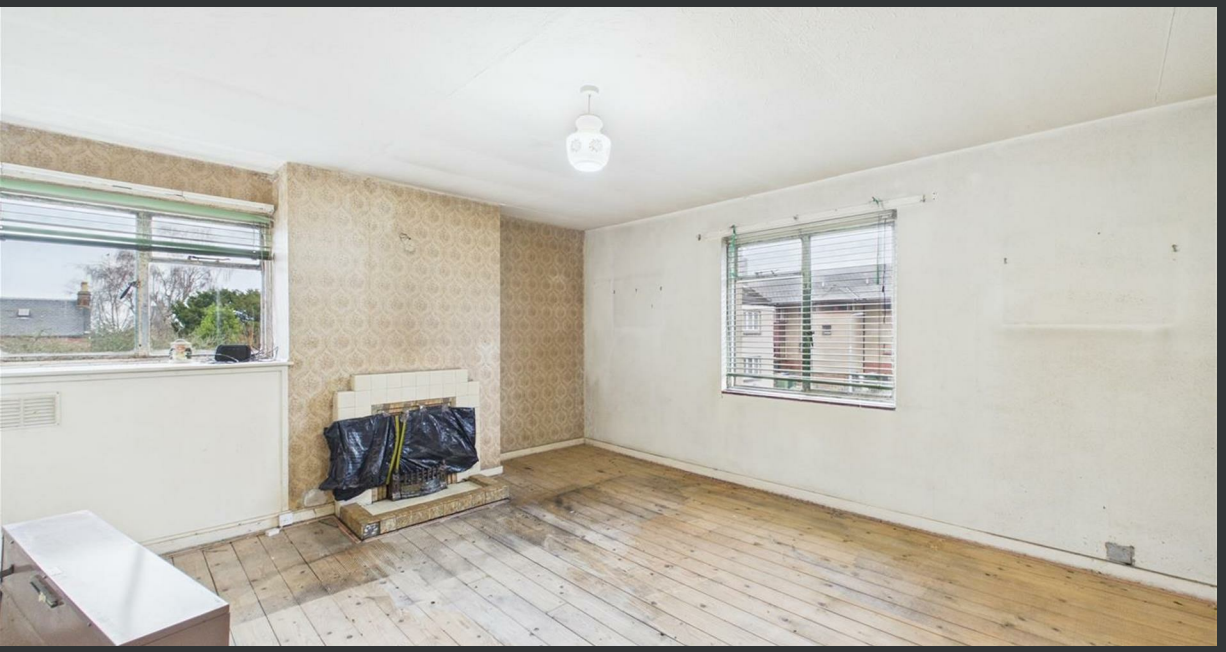


17c Norlands, Errol, PH2 7QU

Fixed Price £64,000

3 1 1 E









17c Norlands
Errol, PH2 7QU

Fixed Price £64,000

- Generous first floor flat
- Bright and spacious living room
- Good storage space
- Private garden to the rear
- Popular village location
- Three well-proportioned bedrooms
- Elevated views
- Bathroom with natural light
- In need of complete renovation
- Ideal for first-time buyers or investors

Home Report Value £70,000 - This three-bedroom first floor flat offers a fantastic opportunity for buyers seeking a property with generous proportions and excellent potential. The accommodation is accessed via a welcoming hallway which provides access to all main rooms. A bright and spacious living room enjoys ample natural light and offers plenty of space for both living and dining furniture.

The kitchen is well positioned off the hallway and, while requiring modernisation, provides a practical layout with scope to redesign to suit individual tastes. There are three bedrooms, including a generous principal bedroom and two further well-proportioned rooms, ideal for family use, guests or home working. A centrally located bathroom completes the internal accommodation. Externally, the property benefits from a private area of garden to the rear, offering scope for a pleasant outdoor space. With its spacious layout and excellent renovation potential, this property would appeal to first-time buyers, investors or downsizers alike.













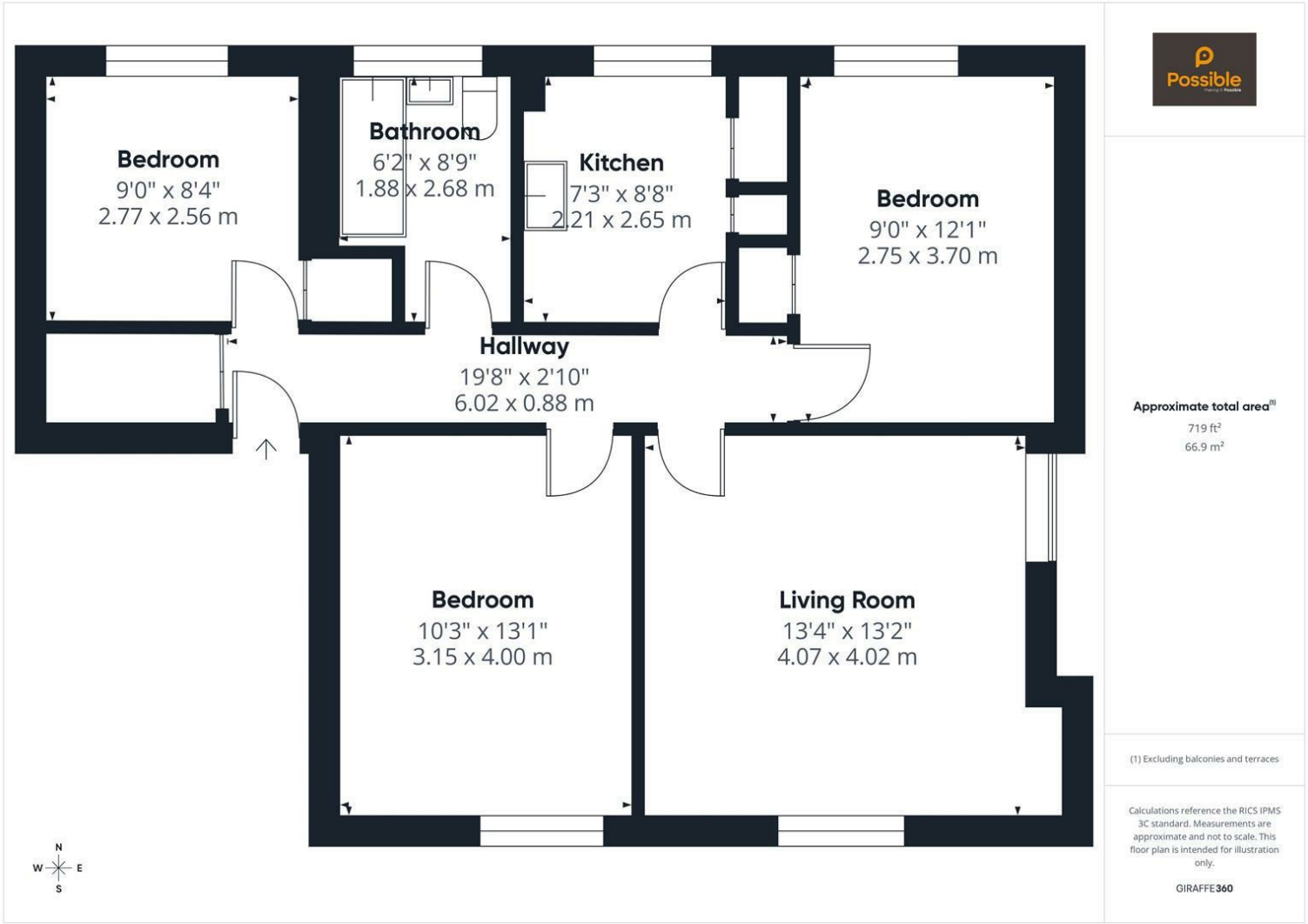
Location

Errol is a popular and well-served village situated between Perth and Dundee, offering a strong sense of community and a range of local amenities including shops, cafés, primary schooling and leisure facilities. The village is well placed for commuters, with easy access to the A90 providing swift links to Perth, Dundee and beyond. Surrounded by attractive countryside and close to the River Tay, Errol offers excellent opportunities for outdoor pursuits while still benefiting from convenient transport connections and everyday amenities.









Possible

Approximate total area(1)

719 ft²

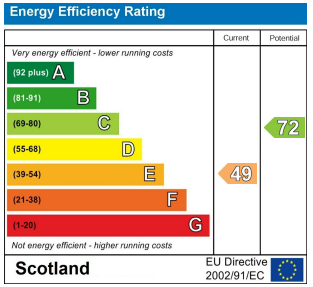
66.9 m²

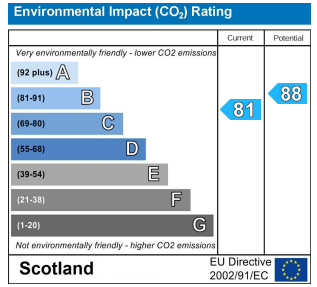
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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