

43 Abbey Lane, Errol, PH2 7GA

Offers over £365,000

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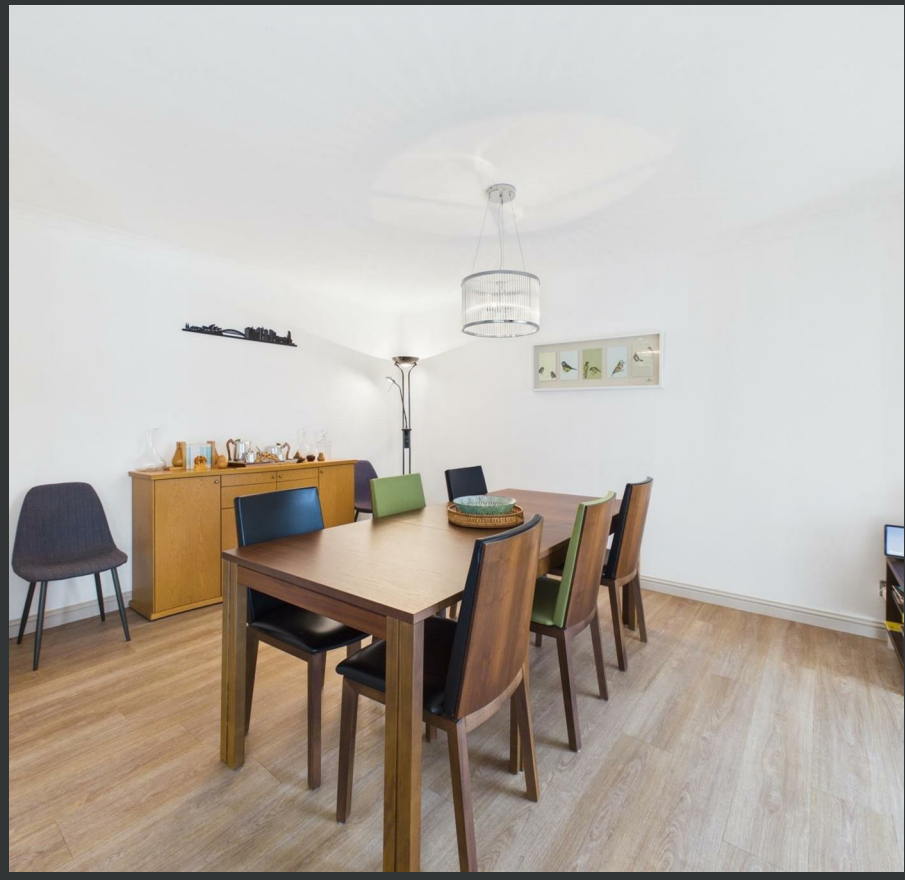

43 Abbey Lane
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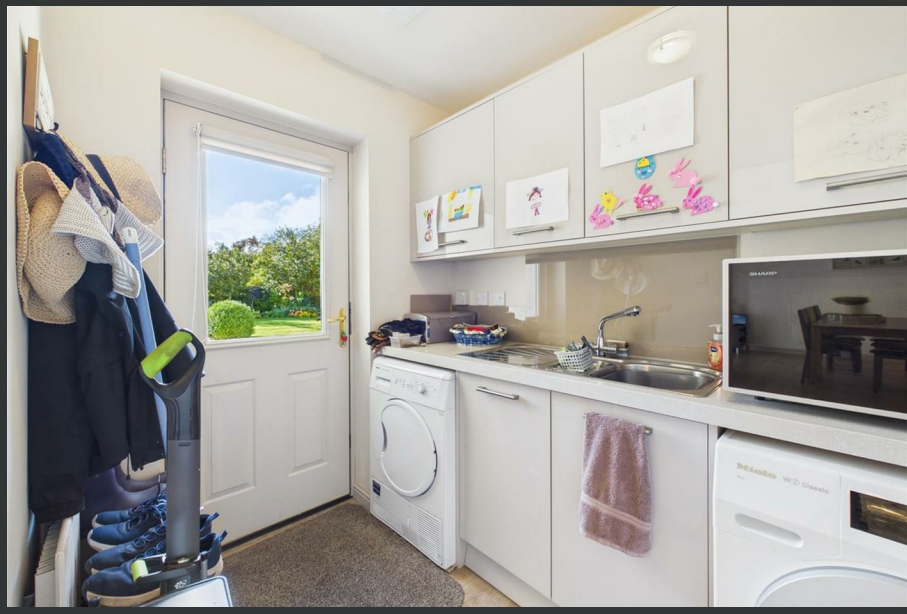
- Four bedrooms
- Spacious living room
- Superb sun room extension
- Generous corner plot
- Integral garage
- Detached bungalow
- Large dining kitchen
- Main bedroom en-suite
- Separate utility room
- Beautiful established gardens

Enjoying a peaceful position at the end of a desirable cul-de-sac, 43 Abbey Lane is a highly impressive four-bedroom detached bungalow combining generous accommodation with beautifully maintained gardens and presented in immaculate condition throughout.

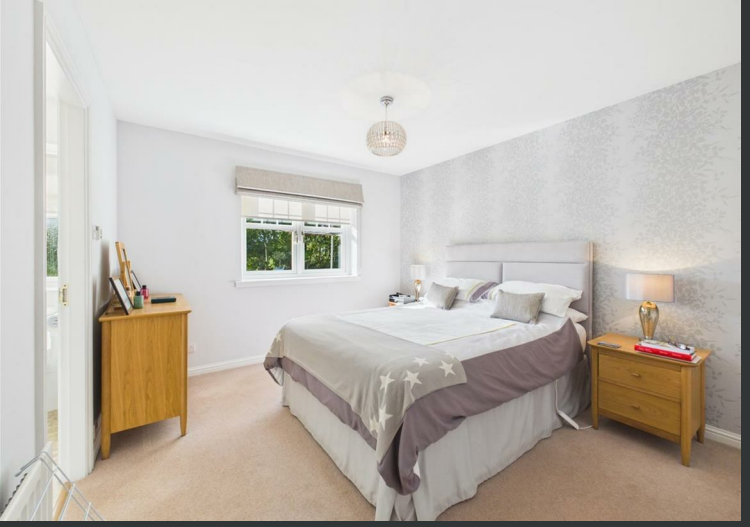
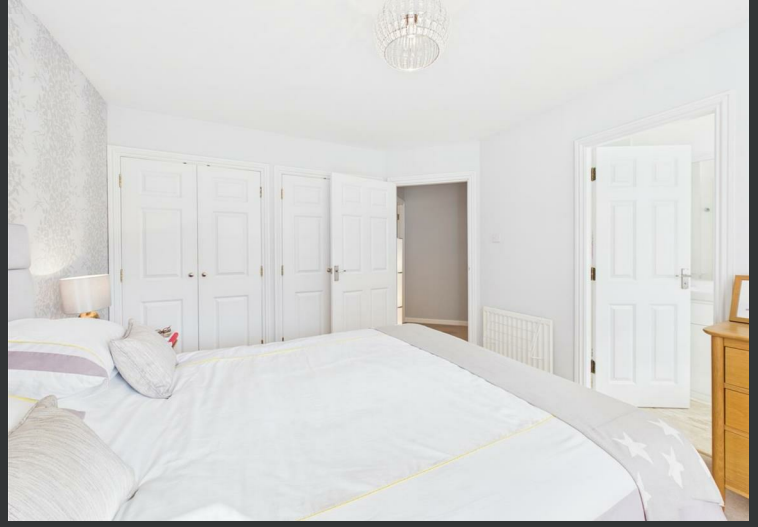
The accommodation is thoughtfully arranged on one level, with a bright and spacious living room complemented by a modern, well-appointed dining kitchen. A utility room adds further practicality, while the superb sun room extension provides an additional reception space with a vaulted ceiling, extensive glazing and doors opening directly onto the rear garden and patio. There are four bedrooms, including a generous main bedroom with its own en-suite shower room, alongside a separate family bathroom. The flexible layout gives plenty of scope for guest accommodation, family living or a dedicated home office. Outside, the gardens are a real feature - beautifully presented with lawn, colourful planted borders and a driveway leading to the adjoining garage. To the rear, a substantial paved patio provides excellent space for outdoor seating and entertaining, opening onto a mature and established garden with generous lawn and planting wrapping around to one side. A wonderfully bright, spacious and well-presented home in an appealing village setting.

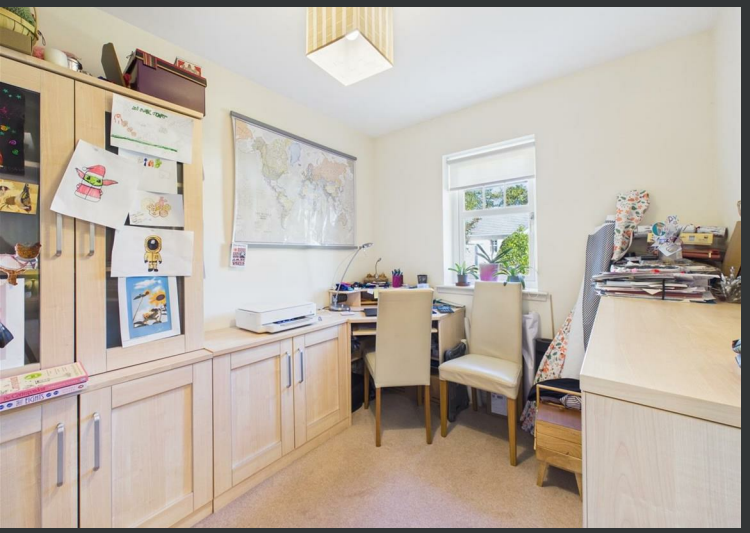
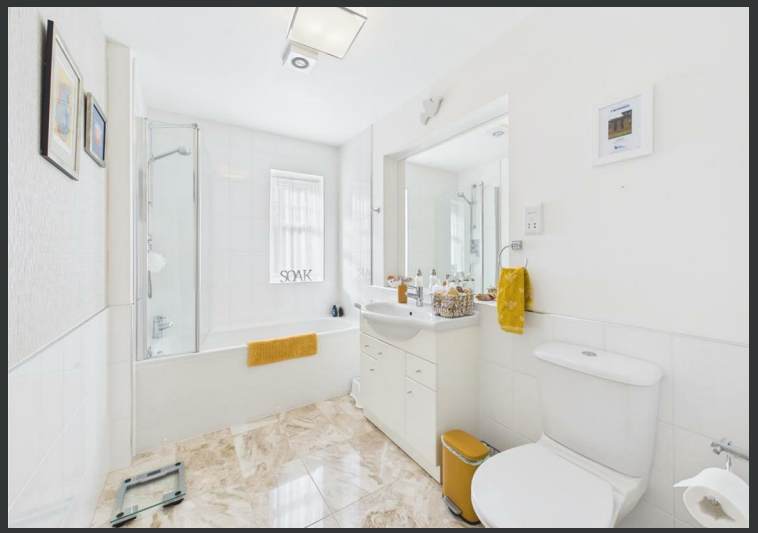
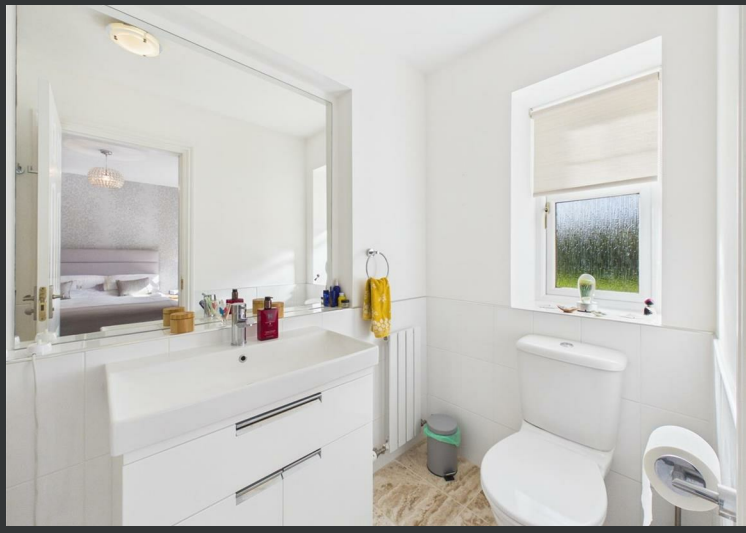








Location

Errol is an attractive and well-established village in the Carse of Gowrie, surrounded by open countryside and conveniently positioned between Perth and Dundee. The village offers a useful range of everyday amenities including grocery shops, a pharmacy, community facilities and primary schooling. The nearby A90 provides convenient road connections towards both Perth and Dundee, while Errol is also served by bus links to both cities. The surrounding countryside, local paths and National Cycle Network offer plenty of opportunities to enjoy the outdoors, adding to the village's appeal for those looking for a more rural setting without feeling isolated.



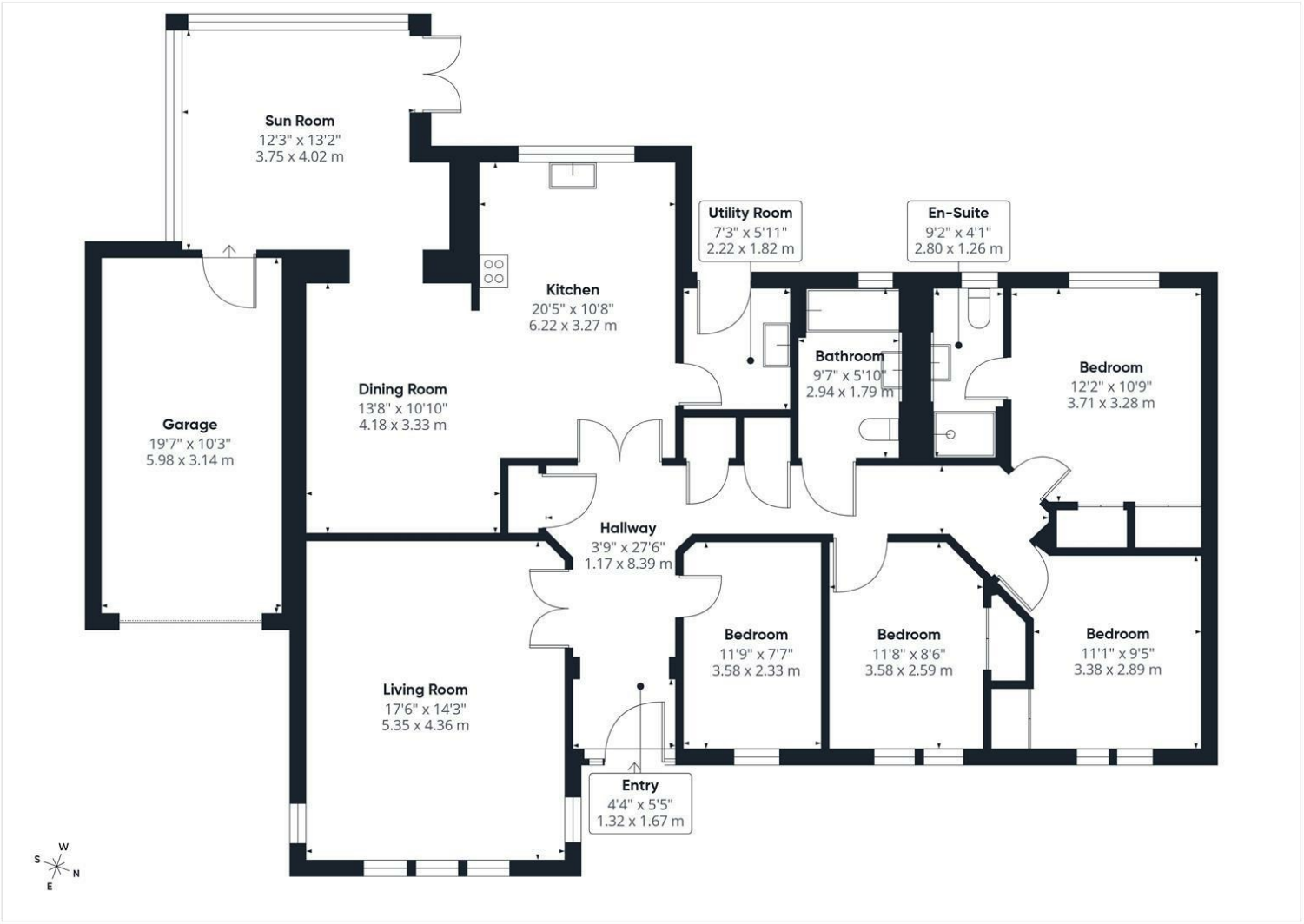




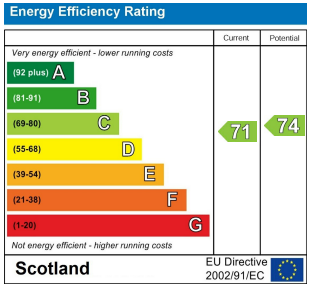


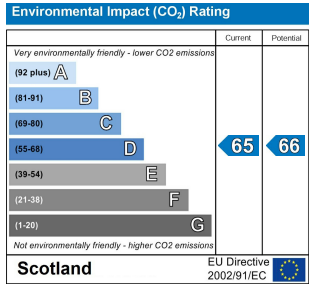












Viewing

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

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Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@wearepossible.co.uk
wearepossible.co.uk