



16 Elm Street, Errol, PH2 7SQ
Offers over £295,000

3 1 1 C



- Impressive Detached bungalow
- Bright front-facing living room
- Stylish fitted kitchen
- Sunroom overlooking rear garden
- Attractive garden grounds
- Three well-proportioned bedrooms
- Separate dining room
- Useful utility room
- Family bathroom plus separate WC
- Generous driveway parking

Set within a quiet residential street in the popular village of Errol, this beautifully presented detached bungalow offers bright and spacious accommodation all on one level, ideal for a wide range of buyers. The property is immaculately maintained throughout and enjoys generous room proportions alongside excellent natural light.

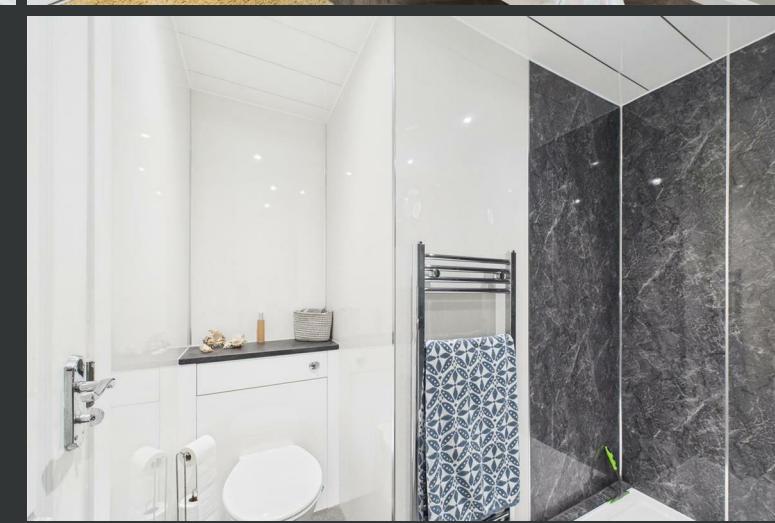
The welcoming hallway provides access to all principal rooms, including a bright and spacious living room positioned to the front of the property, featuring a contemporary focal fireplace and large window overlooking the garden. To the rear, a separate dining room connects seamlessly with the modern fitted kitchen, creating a sociable and practical layout for everyday living and entertaining. The kitchen offers ample storage and workspace and leads through to a useful utility room. A lovely feature of the home is the sunroom, a tranquil space flooded with natural light and offering lovely views and access to the enclosed rear garden - perfect for relaxing throughout the year. The property offers three well-proportioned bedrooms, all finished in neutral tones and offering flexibility for family living, guests or home working. The accommodation is completed by a stylish family bathroom and a separate WC. Externally, the home benefits from a generous driveway providing ample off-street parking and beautifully maintained gardens to both the sides and rear. The rear garden is fully enclosed, laid mainly to lawn with mature planting and features a greenhouse and shed, offering an excellent outdoor space for families and keen gardeners alike.



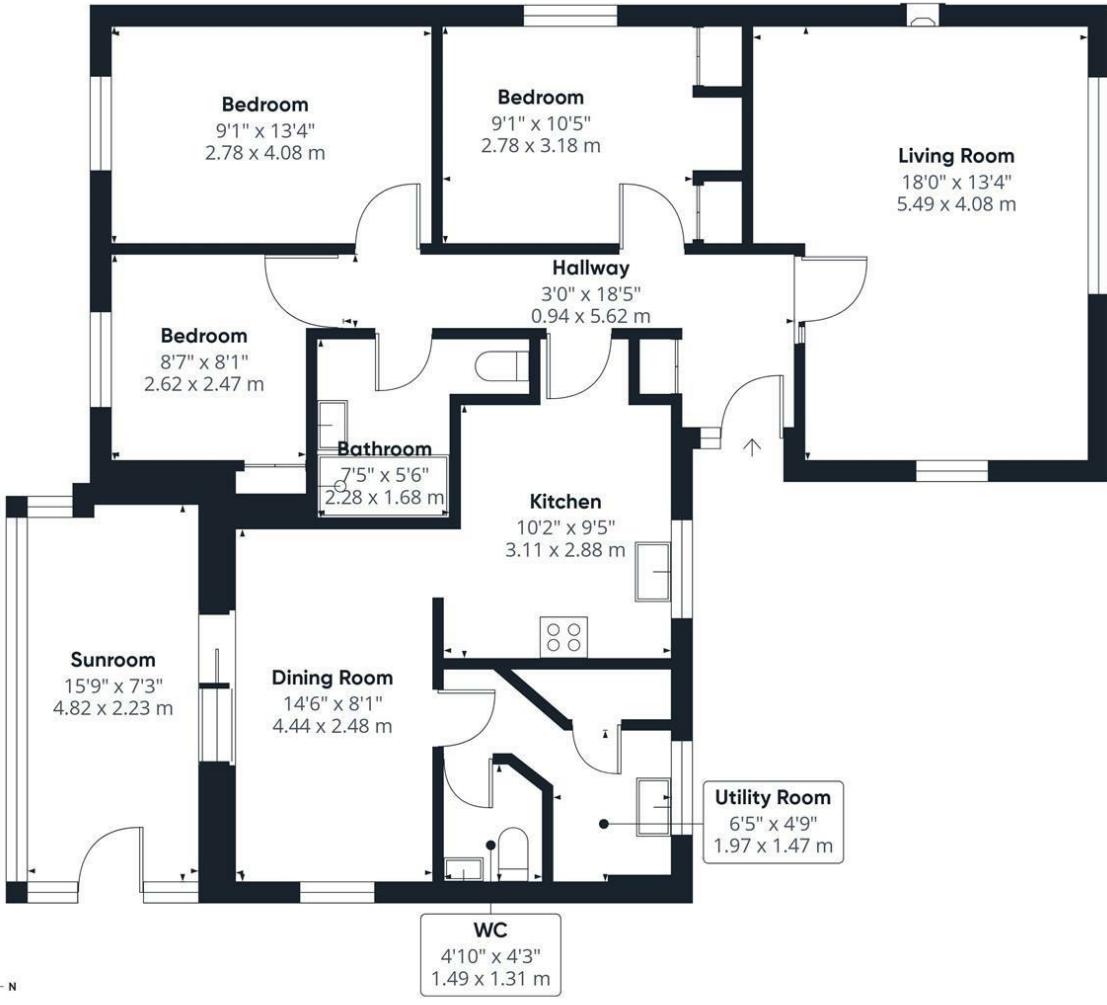


Location

Errol is a highly regarded village offering a peaceful semi-rural lifestyle while remaining well connected. The village provides a range of local amenities including shops, cafés, a primary school and medical facilities. Excellent transport links allow easy access to Perth, Dundee and the wider central belt via the A90. Surrounded by open countryside, Errol is ideal for those who enjoy outdoor pursuits such as walking and cycling, while still benefiting from convenient access to larger towns and cities. The area is popular with families, professionals and downsizers alike.





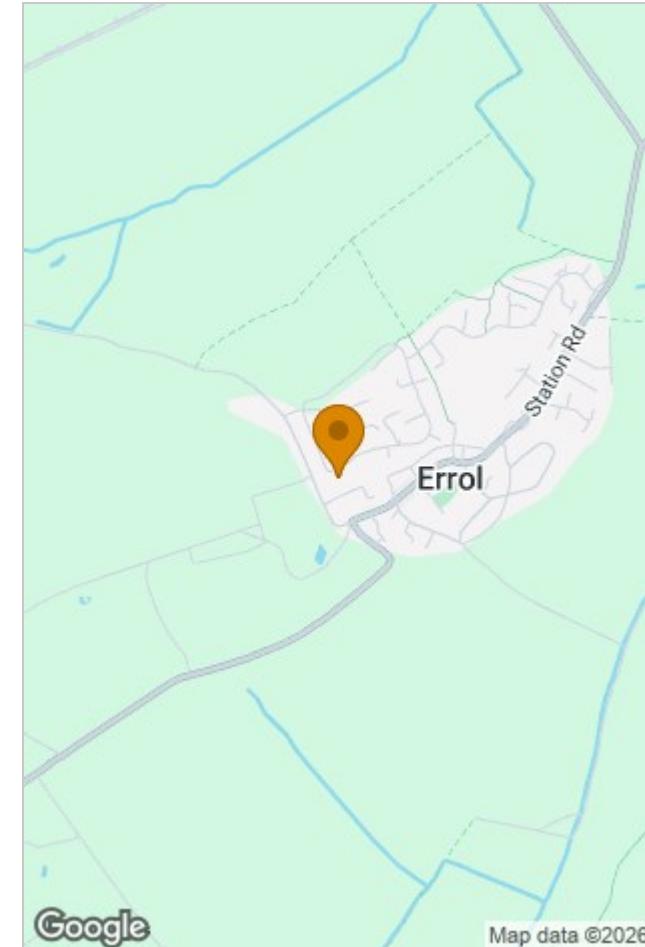


Approximate total area⁽¹⁾
1091 ft²
101.7 m²

(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.

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

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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