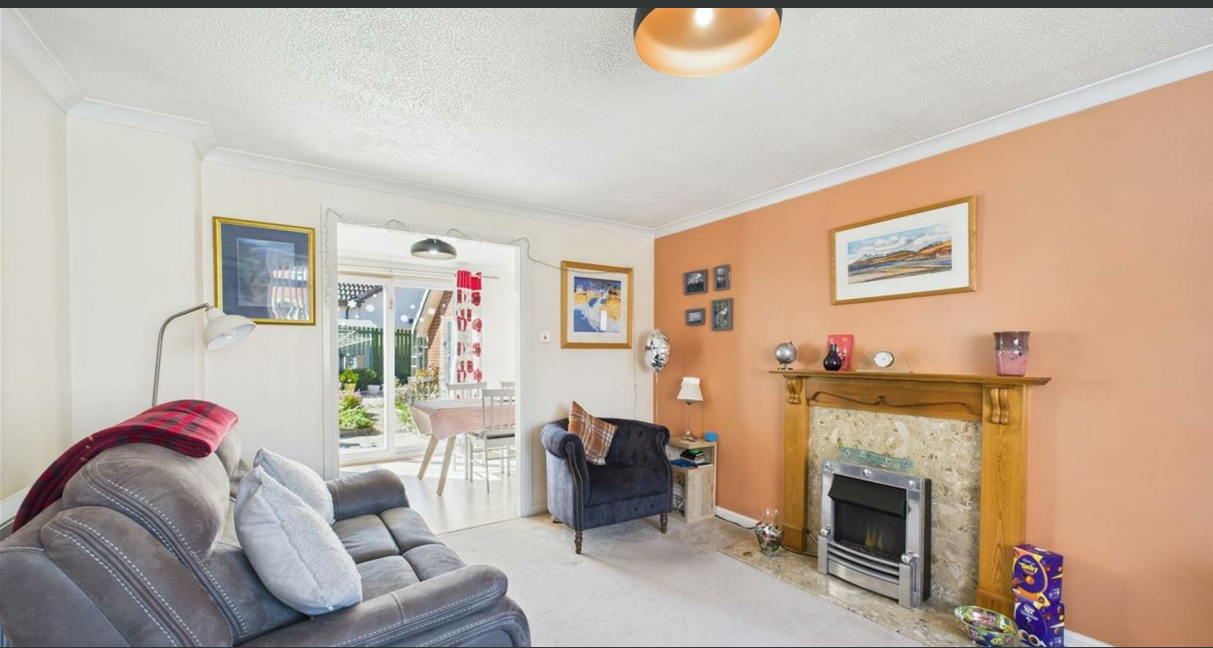




10 Errochty Court, Perth, PH1 2SU  
Offers over £235,000

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## 10 Errochty Court Perth, PH1 2SU

- 3-bedroom detached home
- Bright lounge with bay window
- Separate dining room
- Family bathroom
- Private driveway parking
- Quiet cul-de-sac location
- Stylish fitted kitchen
- Master bedroom with en-suite
- Sunny rear garden
- Gas central heating & double glazing

Nestled in a peaceful cul-de-sac within a popular residential development, 10 Errochty Court is a beautifully presented 3-bedroom detached home offering modern comforts and a welcoming layout. Ideal for first-time buyers, families or downsizers, the property enjoys a quiet location with easy access to local amenities and transport links.

The ground floor features a bright, lounge with a feature fireplace and bay window, perfect for cosy evenings in. The kitchen is fitted with ample storage and integrated appliances, flowing into a separate dining room with garden access—ideal for entertaining or family meals. Upstairs, there are three well-proportioned bedrooms, with the main bedroom benefitting from an en-suite shower room. A family bathroom completes the upper floor. Outside, the rear garden is fully enclosed, enjoying a sunny south-facing aspect with a neat lawn and patio seating area. To the front, there's a tidy lawn and private driveway providing off-street parking and leading to the garage. This delightful home is in walk-in condition and boasts gas central heating and double glazing throughout. A fantastic opportunity to purchase a comfortable, low-maintenance home in a desirable part of Perth.

Offers over £235,000

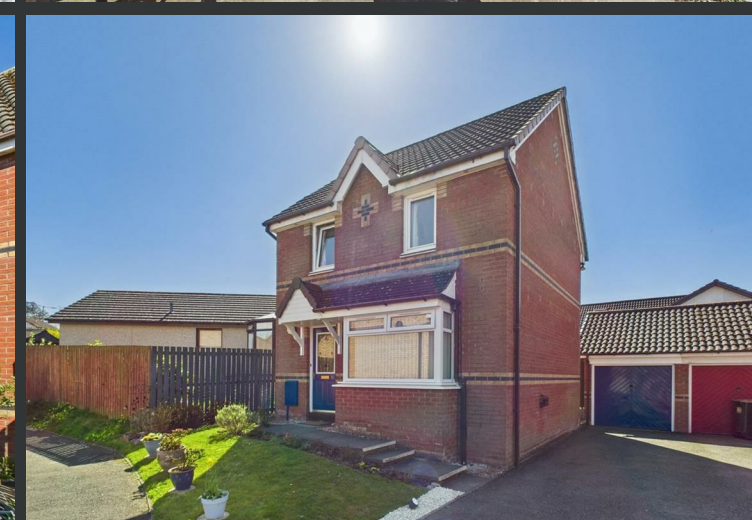
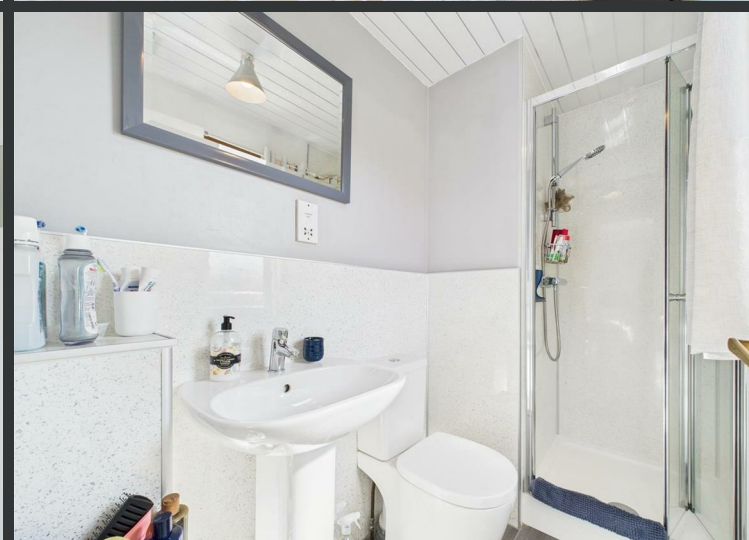




## Location

Errochty Court enjoys a peaceful setting in the ever-popular Western Edge area of Perth, offering a family-friendly environment with nearby parks and walking paths. Local amenities such as supermarkets, schools, and leisure facilities are within easy reach, and Perth city centre is just a short drive away. Excellent public transport links and proximity to the A9 and M90 make commuting straightforward. The area is well-regarded for its quiet streets and community feel, making it an ideal spot for young families, downsizers, or professionals seeking a peaceful yet convenient location to call home.







Ground floor



Floor 1



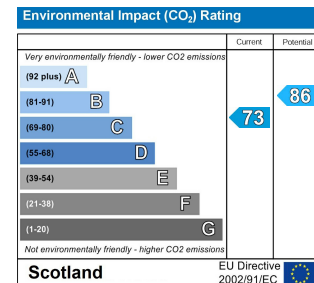
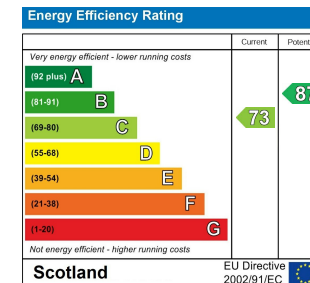
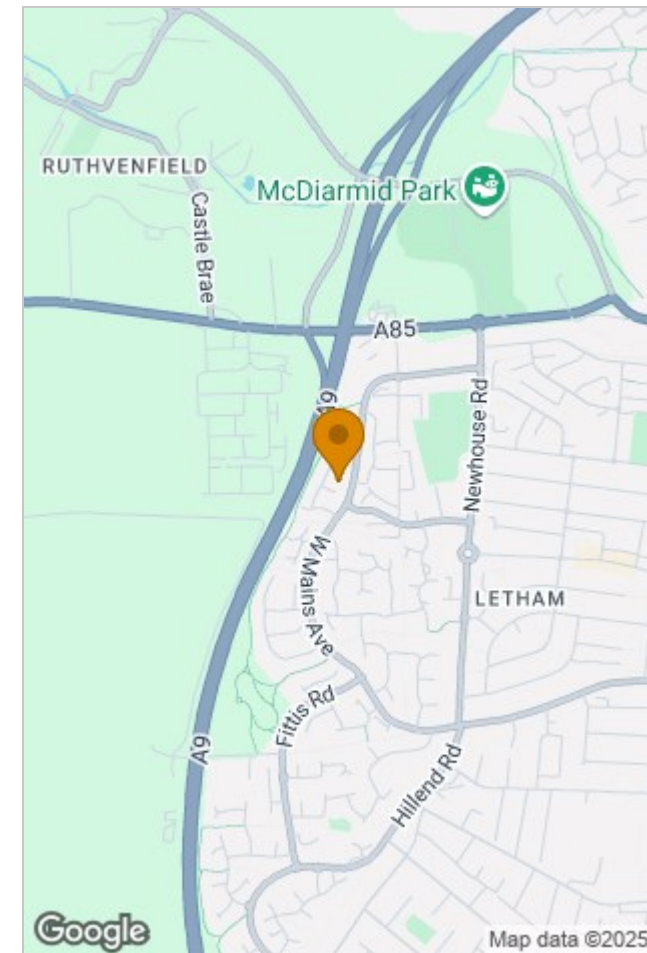
Approximate total area<sup>(1)</sup>  
702.78 ft<sup>2</sup>  
65.29 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## 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.