

Possible
Making it Possible

Avalon Grange, Errol, PH2 7TB

Offers over £365,000

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Avalon Grange
Errol, PH2 7TB

Offers over £365,000

- Superb detached bungalow
- Principal bedroom with en-suite
- Separate dining room
- Well-appointed kitchen
- Private driveway and garage
- Three bedrooms
- Generous living room
- Bright conservatory
- Beautifully maintained gardens
- Large detached summer house

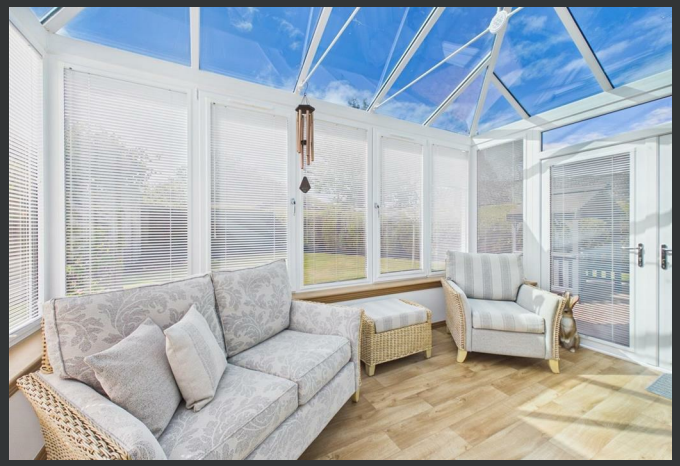
Open viewing weekend Saturday 14th & Sunday 15th November 2pm – 4pm

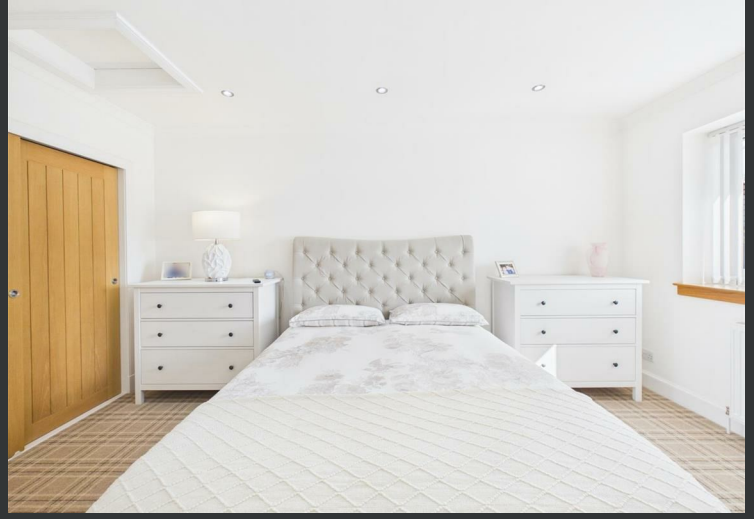
Set within the peaceful hamlet of Grange, near Errol, Avalon is an impressive three-bedroom detached bungalow offering beautifully presented accommodation, generous gardens and an excellent standard of finish throughout.

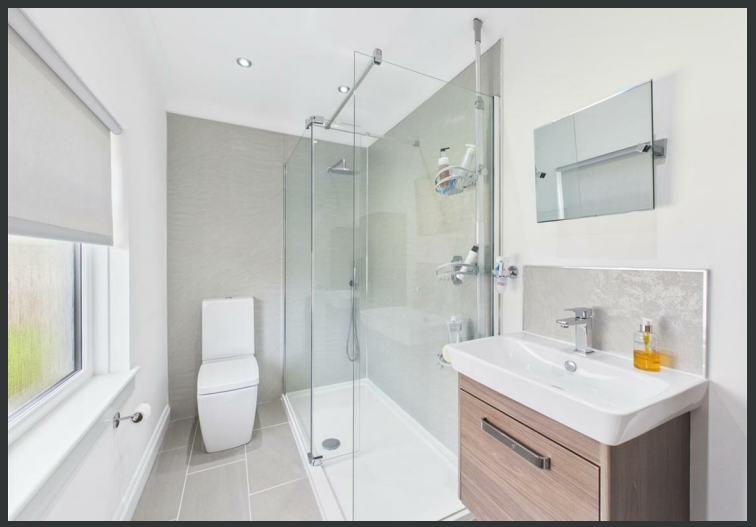









Location

Grange enjoys an attractive semi-rural setting close to the popular Perthshire village of Errol, within the Carse of Gowrie and conveniently positioned between Perth and Dundee. Errol provides a range of everyday shops and services along with primary schooling, while the surrounding countryside offers plenty of opportunities for walking and cycling. The area is particularly well placed for commuters, with straightforward access to the A90 providing connections towards both Perth and Dundee. Bus services also connect Errol and the surrounding area with the two cities, making this an appealing setting for those seeking village and countryside living without feeling isolated.















Possible

Approximate total area(1)

1417 ft²

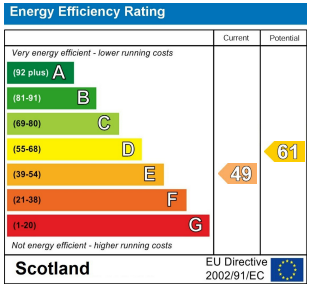
131.6 m²

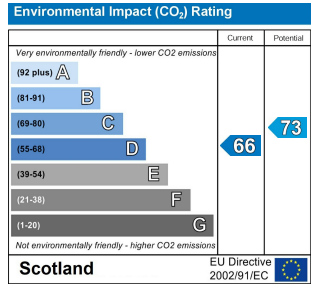
(1) Excluding balconies and terraces

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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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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