



7 Daleally Crescent, Errol, PH2 7QA
Offers over £159,950

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7 Daleally Crescent Errol, PH2 7QA

- Semi-detached villa
- Generous living room
- Gas central heating
- Generous garden grounds
- Generous room proportions
- Two double bedrooms
- Dining kitchen
- Off-street parking
- Easy access to amenities
- Move-in condition

Nestled in the picturesque village of Errol, this delightful semi-detached home on Daleally Crescent offers a harmonious blend of modern comfort and village charm. With two generously proportioned bedrooms and a tastefully designed bathroom, this property is perfect for young families, couples, or anyone in search of a serene retreat.

Step inside to discover a bright and welcoming living room and dining kitchen, ideal for relaxing evenings or entertaining guests. The thoughtful layout and spacious interiors ensure a comfortable and versatile living experience, with ample room for your personal touch. Occupying a large corner plot, the property boasts well maintained front and rear gardens—perfect for green thumbs, family gatherings, or soaking up the outdoors in your own private space. Practicality meets convenience with off-street parking for multiple vehicles and with gas central heating and double glazing, the home remains warm and energy-efficient throughout the seasons. Situated in a prime location, this home offers the best of both worlds: tranquil village living with the added benefit of excellent transport links and local amenities within easy reach. Whether you're a first-time buyer, looking to downsize, or seeking a promising investment opportunity, this property delivers on every front.

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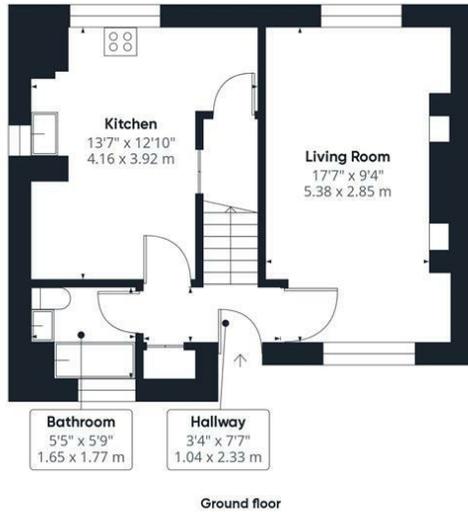


Location

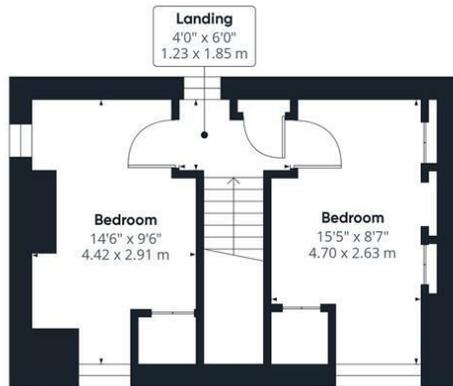
The village of Errol lies almost half way between Perth & Dundee. Both are easily accessed via the A90 which provides easy commuting facilities. Local amenities include a primary school, local pub, cafe, two convenience stores, doctors surgery, chemist and a butchers. Many pleasant walks can be found close by including some along the banks of the famous River Tay.







Ground floor



Floor 1



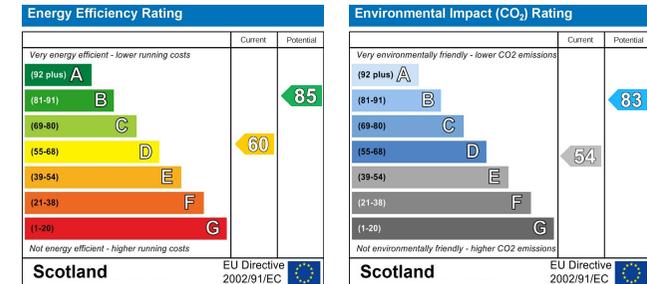
Approximate total area⁽¹⁾
685.78 ft²
63.71 m²

(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.

