



1 Croft Terrace, Errol, PH2 7UE
Offers over £115,000

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1 Croft Terrace Errol, PH2 7UE

- Three bedrooms
- Bright dining kitchen
- Retains charming period features
- Scope for renovation and personalisation
- Double glazing
- Spacious living room with stove
- Utility room for added convenience
- Rear garden with decked area and lawn
- Close to local amenities and transport links
- Gas central heating

Situated in the charming village of Errol, 1 Croft Terrace is a three-bedroom terraced home brimming with renovation potential. The property features a spacious living room with a fireplace, a bright dining kitchen, and a utility room on the ground floor. Upstairs, three bedrooms and a family bathroom offer excellent space for a growing family or those seeking a project. The rear garden includes a decked area and lawn, with scope to create a delightful outdoor retreat.

This home retains period charm, including original fireplaces and wood finishes, ready to be restored to its former glory. Conveniently located within walking distance of local amenities and transport links, this is a fantastic opportunity to craft your dream home.

Offers over £115,000

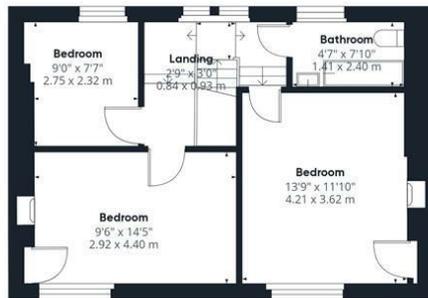
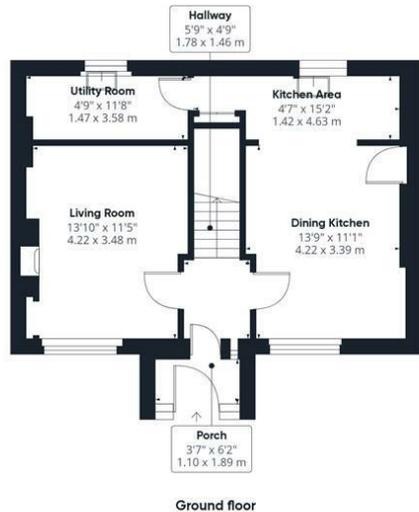




Location

Errol is a picturesque village in Perthshire, ideally located between Perth and Dundee. Known for its historic charm and community feel, Errol boasts a selection of independent shops, cafes, and a local primary school. The village is surrounded by beautiful countryside, offering scenic walking and cycling opportunities. Its famous Errol Market provides a hub for fresh produce and unique finds. With excellent transport links, including nearby access to the A90, Errol is perfectly situated for commuters while retaining its tranquil rural atmosphere. Whether enjoying its rich history or vibrant community events, Errol is a delightful place to call home.





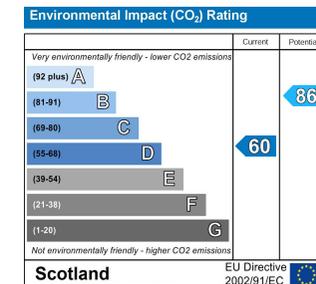
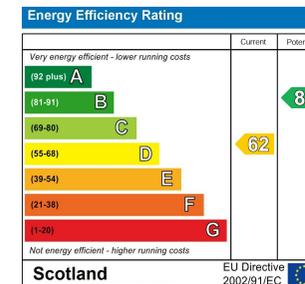
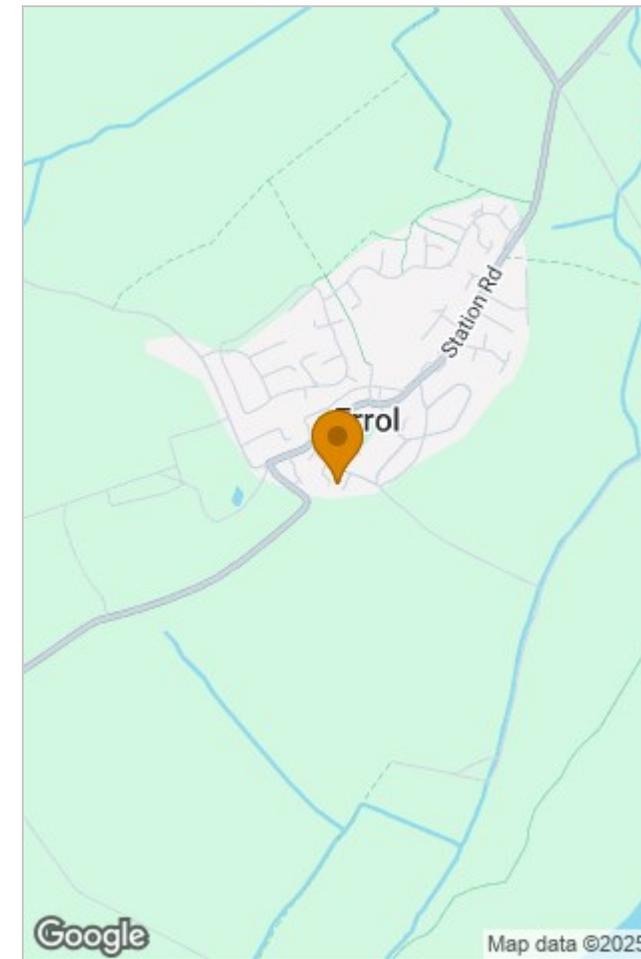
Approximate total area⁽¹⁾
 996.64 ft²
 92.59 m²

(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.

