



Brynwood , Grange by Errol, PH2 7TB
Offers over £240,000





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- Three-bedroom detached bungalow
- Dining room linking kitchen and living areas
- Conservatory with garden views
- Family bathroom
- Low-maintenance gardens with summerhouse
- Bright living room with feature fireplace
- Fitted kitchen with utility room
- All bedrooms with built-in storage
- Large driveway & garage
- Easy access to transport links

Brynwood Grange is a well-presented and spacious three-bedroom detached bungalow, ideally situated just outside the Perthshire village of Errol. Offering generous living space, this home combines comfort, practicality, and a low-maintenance exterior.

A welcoming entrance hall leads to the bright and airy living room, complete with a feature fireplace and large picture window, allowing natural light to flood the space. The dining room is conveniently positioned between the living room and kitchen, creating an easy flow for entertaining. The fitted kitchen offers ample wall and base units, generous worktop space, and direct access to a handy utility room. A delightful conservatory to the side provides a relaxing space to enjoy the garden views year-round. The property offers three well-proportioned bedrooms, each with built-in storage, along with a family bathroom fitted with a three-piece suite. Externally, the property features a large driveway with space for multiple vehicles, a detached garage, and low-maintenance gardens to the front and rear. The rear garden includes a paved patio, gravelled sections, and a charming summerhouse - perfect for outdoor dining or hobbies. This bungalow benefits from double glazing, gas central heating, and an excellent position close to local amenities, schools, and transport links, making it ideal for families, downsizers, or anyone seeking a comfortable single-level home.

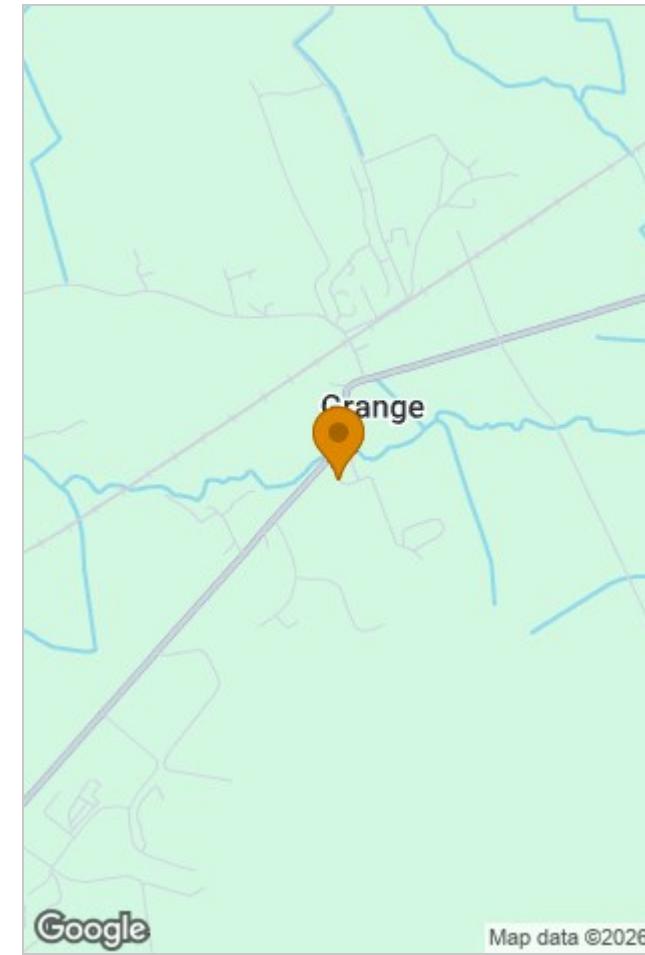
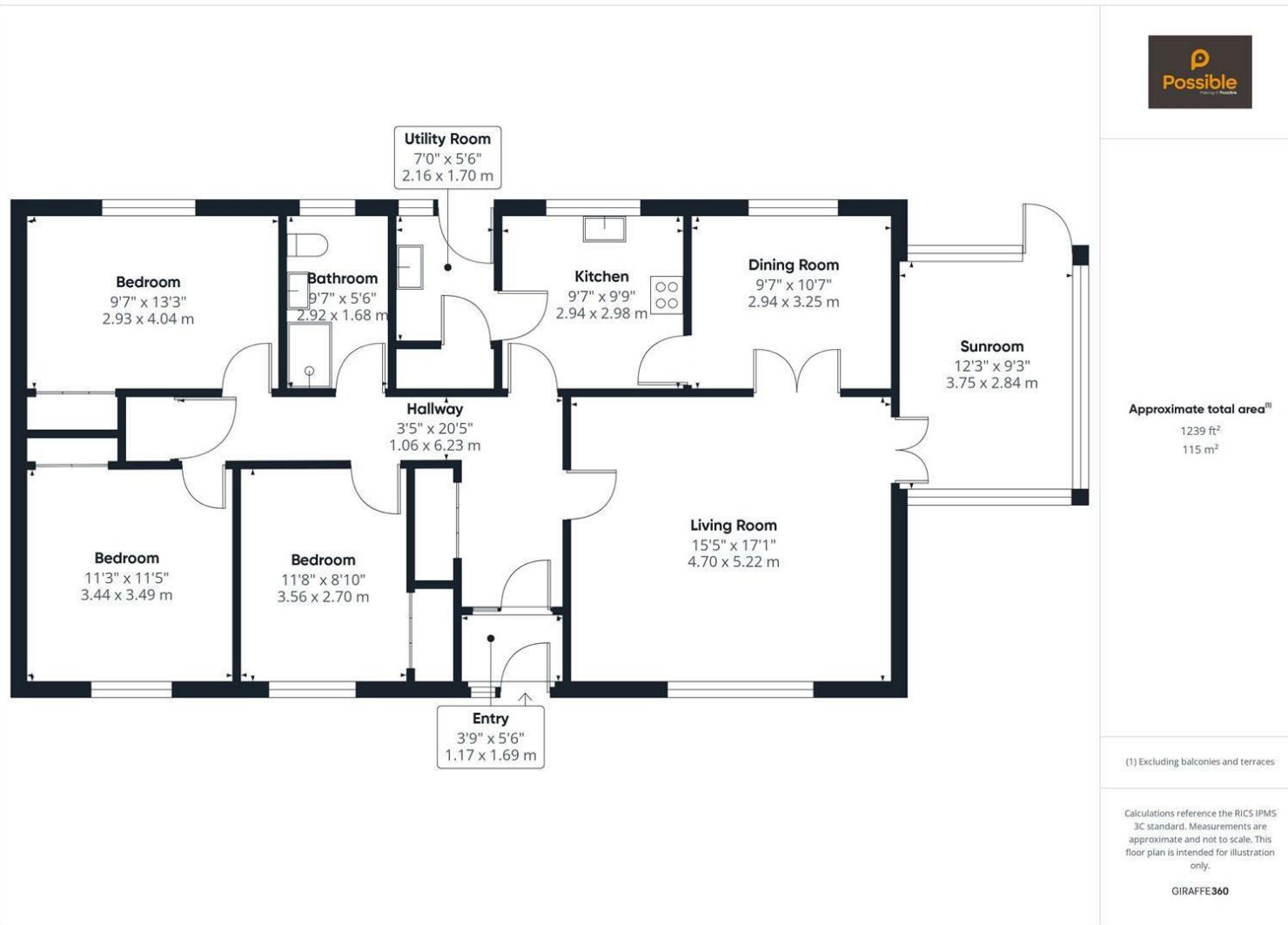




Location

The property is located just 2 miles from the Perthshire villa of Errol, midway between Perth and Dundee off the A90 dual-carriageway. Within the village there are many local amenities including a new primary school, nursery, convenience stores, butcher, regular bus services and many picturesque walks amongst the surrounding countryside and along the banks of the River Tay. Excellent local private schools include Craigclowan, Kilgraston, Strathallan and The High School of Dundee which offers a direct bus service from location itself. There is a direct link via the A90/M90 to Edinburgh, the A9 to Stirling and thereafter the M9/M80 to Glasgow, the A9 north to Inverness and the A90 dual carriageway east to Dundee. Edinburgh Airport is about 40 miles away and there are direct flights from Dundee Airport (about 9 miles) to Heathrow Airport.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	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		EU Directive 2002/91/EC		Scotland	

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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