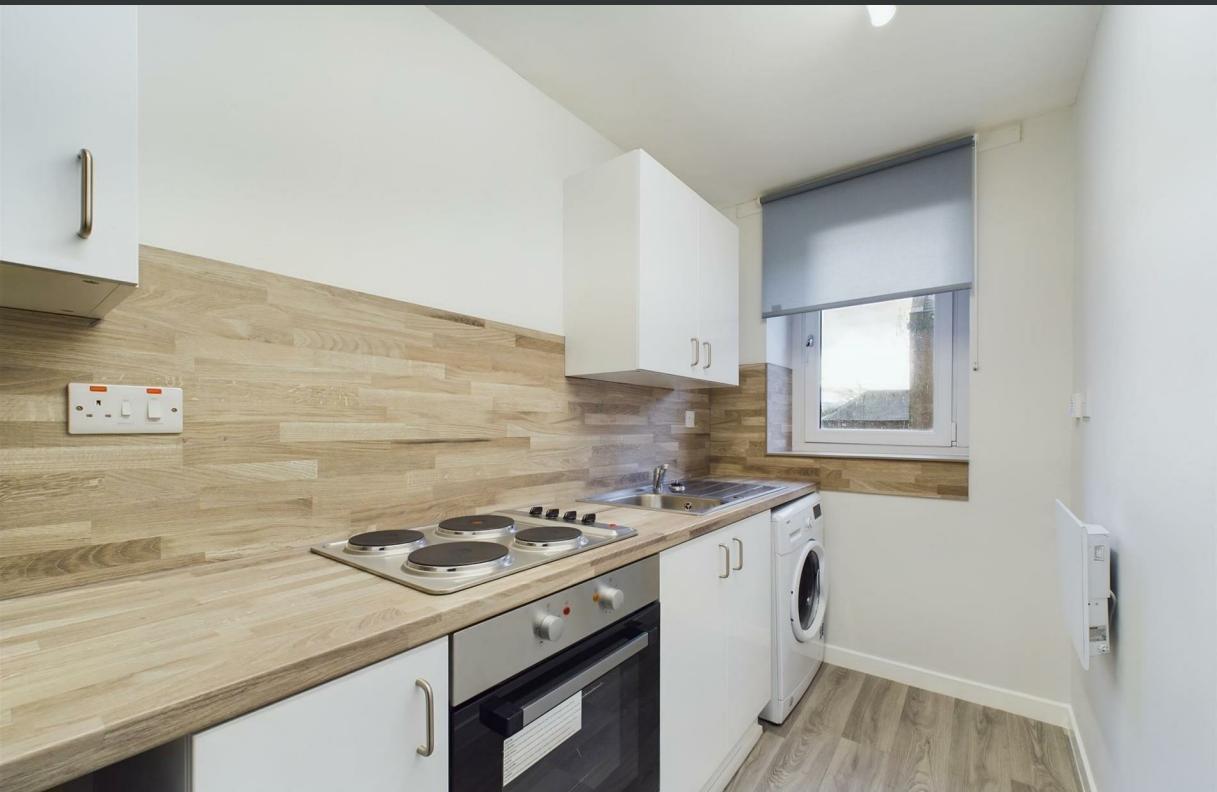




1 Martin Mews High Street, Errol, PH2 7QP
Fixed Price £60,000





1 Martin Mews High Street Errol, PH2 7QP

Fixed Price £60,000

- Recently refurbished one-bedroom first-floor flat
- Modern kitchen with stylish finishes
- Electric heating and double glazing
- Well-maintained communal areas
- Centrally located in the village of Errol
- Spacious living room with natural light
- Shower room with vanity unit
- Neutral décor and fitted carpets
- Ideal for first-time buyers, downsizers, or investors
- Close to local amenities and transport links

Located in the heart of Errol, this attractive one-bedroom first-floor flat has been recently refurbished to a high standard, offering a modern and stylish living space. The property features a bright and spacious living room with dining space and a large window allowing for plenty of natural light. The newly fitted kitchen boasts sleek white units, wood-effect worktops, an integrated oven, and space for appliances.

The well-proportioned bedroom provides a peaceful retreat, complete with neutral décor and a fitted carpet. A shower room, featuring a walk-in shower, vanity unit, and tiling, completes the accommodation. The flat benefits from electric heating and double glazing, ensuring warmth and efficiency throughout. There is also a shed/storage space outside to the rear. The well-maintained communal areas add to the appeal, making this an excellent opportunity for first-time buyers, downsizers, or investors seeking a hassle-free rental property. Situated in a desirable village location, the property is within walking distance of local amenities, including shops, cafes, and transport links. With its modern finish and convenient location, this home is ready to move into and enjoy.

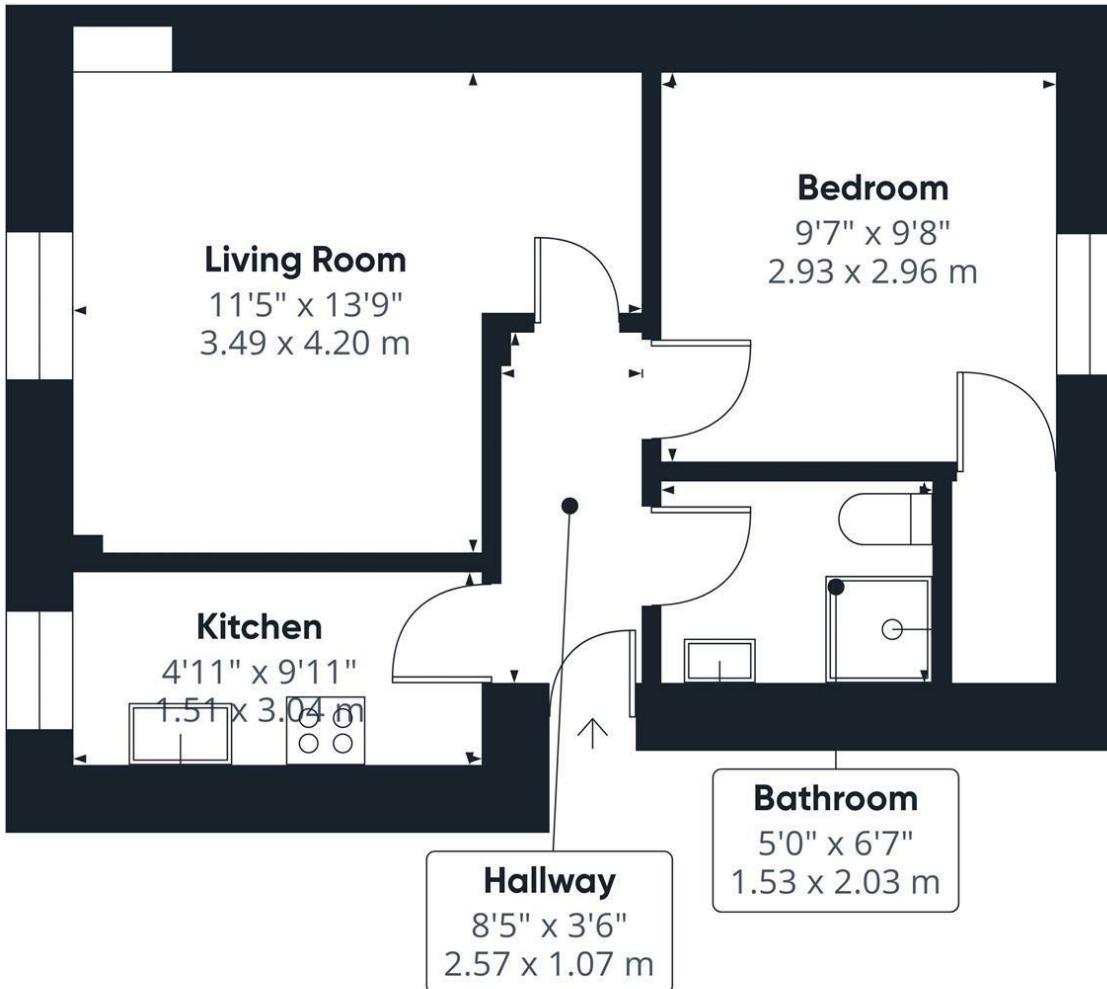




Location

Errol is a picturesque village in Perth and Kinross, ideally situated between Perth and Dundee. Known for its charming community feel, Errol offers a range of local amenities, including shops, cafes, a primary school, and a medical centre. The village is surrounded by beautiful countryside, providing excellent walking and cycling routes. With easy access to major road links, Errol is perfect for commuters while still retaining a peaceful rural charm. The village is also home to the popular Errol Sunday Market, attracting visitors from across the region. Offering a blend of modern convenience and historic character, Errol is a highly desirable place to live.





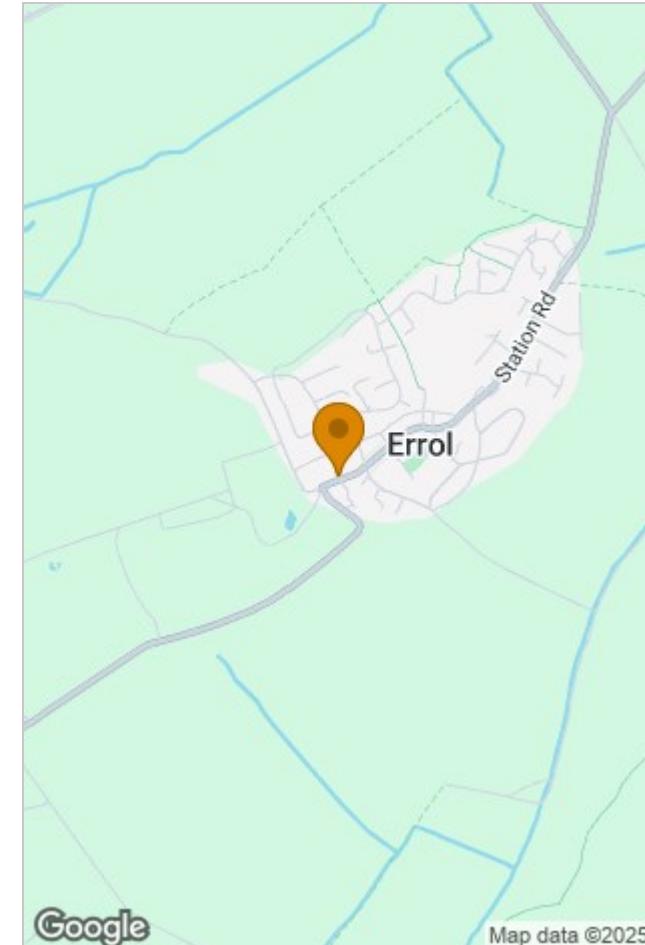
Approximate total area⁽¹⁾
367.59 ft²
34.15 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		

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.