



1 Daleally Crescent, Errol, PH2 7QA
Offers over £165,000





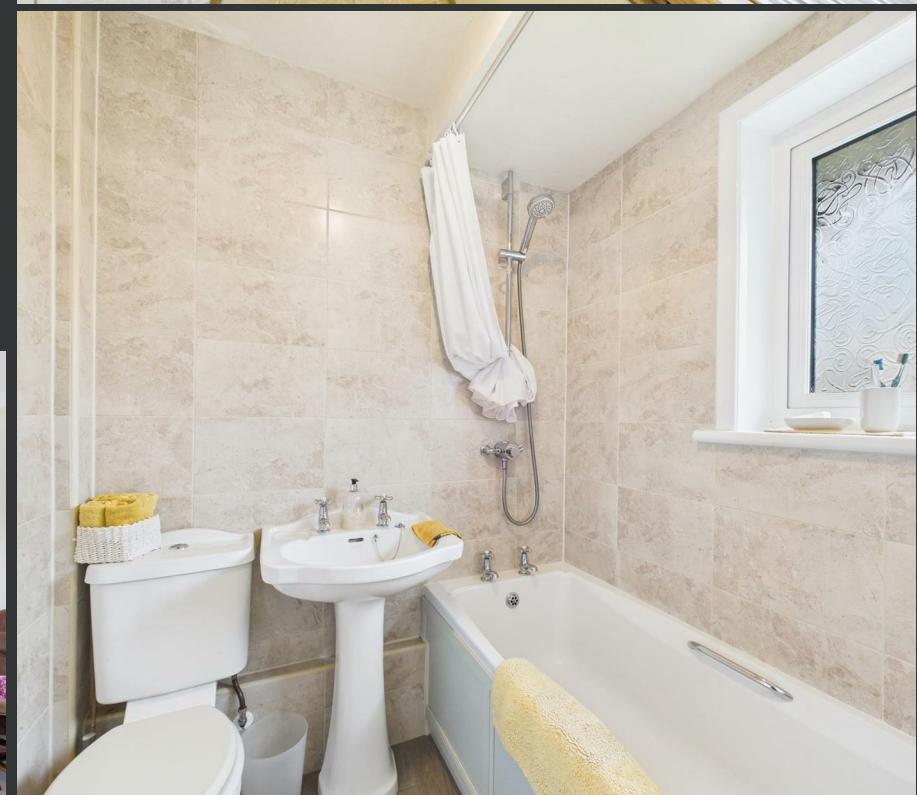
1 Daleally Crescent Errol, PH2 7QA

Offers over £165,000

- Semi-detached house
- Spacious living room with wood-burning stove
- Modern family bathroom
- Useful external store
- Quiet residential crescent
- Two generous double bedrooms
- Well-proportioned dining kitchen
- Gas central heating & double glazing
- Private rear garden laid mainly to lawn
- Popular village location

1 Daleally Crescent is a charming and well-proportioned semi-detached home, set within a quiet residential area in the popular village of Errol. Offering generous accommodation over two levels, the property combines traditional character with comfortable living space, making it ideal for a range of buyers including couples, families and downsizers.

The ground floor comprises a welcoming hallway, a generous living room with feature fireplace and wood-burning stove, and a well-sized kitchen providing ample storage, worktop space and room for dining. A modern bathroom completes the lower level. To the rear, there is direct access to a useful store and the garden beyond. Upstairs, the property offers two spacious double bedrooms, both enjoying pleasant outlooks and excellent natural light. Externally, the home benefits from private garden grounds to the rear, mainly laid to lawn, providing an excellent outdoor space for relaxing, gardening or entertaining. There is also an area of off-street parking immediately opposite the front of the property. This attractive home offers character, space and a desirable village location.



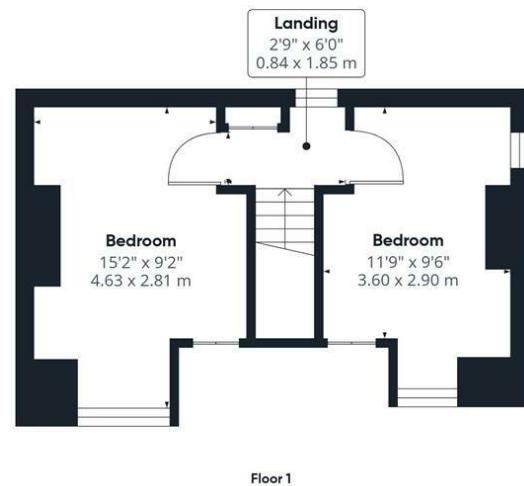
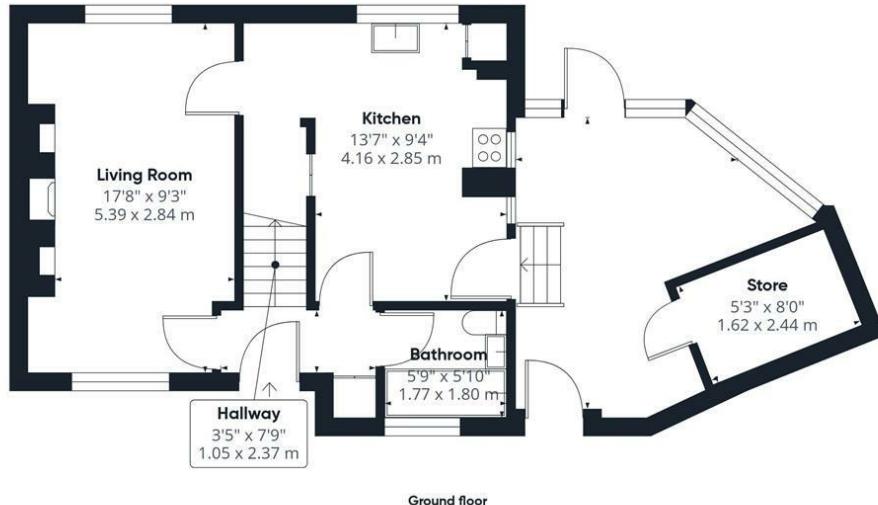


Location

Errol is a highly regarded village situated between Perth and Dundee, offering a strong sense of community alongside excellent local amenities. The village provides a primary school, local shops, cafés and everyday services, while nearby Inchture and Perth offer further shopping and leisure facilities. Errol benefits from excellent transport links, with easy access to the A90 connecting to Dundee, Perth, Edinburgh and beyond, making it ideal for commuters. Surrounded by attractive countryside and close to the River Tay, the area offers excellent opportunities for walking, cycling and outdoor pursuits, making Errol a popular choice for those seeking village living with convenience.







Approximate total area⁽¹⁾
877 ft²
81.5 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.

GIRAFFE360

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	69	80
(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	72	80
(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