



1 Beechgrove Place, Errol, PH2 7UP  
Offers over £145,000





- Two-bedroom semi-detached bungalow
- Two bedrooms
- Kitchen overlooking rear garden
- Low-maintenance front and rear gardens
- Great potential for modernisation
- Spacious and bright living room
- Wet room-style shower room
- Generous driveway and garage
- Quiet cul-de-sac location
- Ideal for first-time buyers or downsizers

This two-bedroom semi-detached bungalow is tucked away in a quiet part of Errol and offers fantastic potential for first-time buyers, downsizers or those looking for a little bit of a project. The property enjoys a generous plot with low-maintenance gardens to the front and rear, as well as a long driveway providing excellent off-street parking.

Inside, the accommodation is all on one level and comprises a spacious lounge with large window allowing plenty of natural light, a separate kitchen overlooking the rear garden, two bedrooms, and a wet room shower room – ideal for those seeking accessible features. The home offers a blank canvas for modernisation, with the potential to enhance and personalise throughout. Externally, the enclosed rear garden is largely laid with stone chips and paving for easy upkeep, and there's ample space for outdoor seating or even extending the property (subject to planning). The front garden is neat and offers kerb appeal, while the lengthy driveway can comfortably fit multiple vehicles and leads to the detached garage. This is a rare opportunity to secure a bungalow in a sought-after village location, ideal for peaceful living while remaining well connected to both Perth and Dundee.

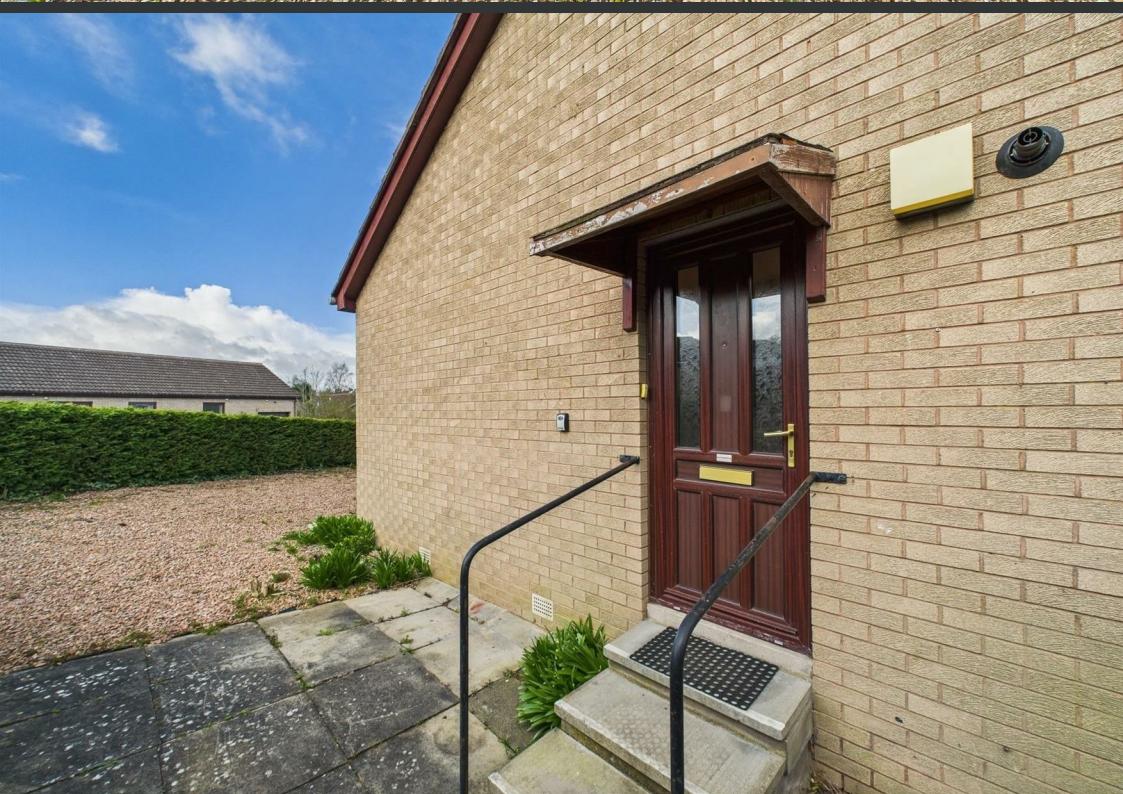


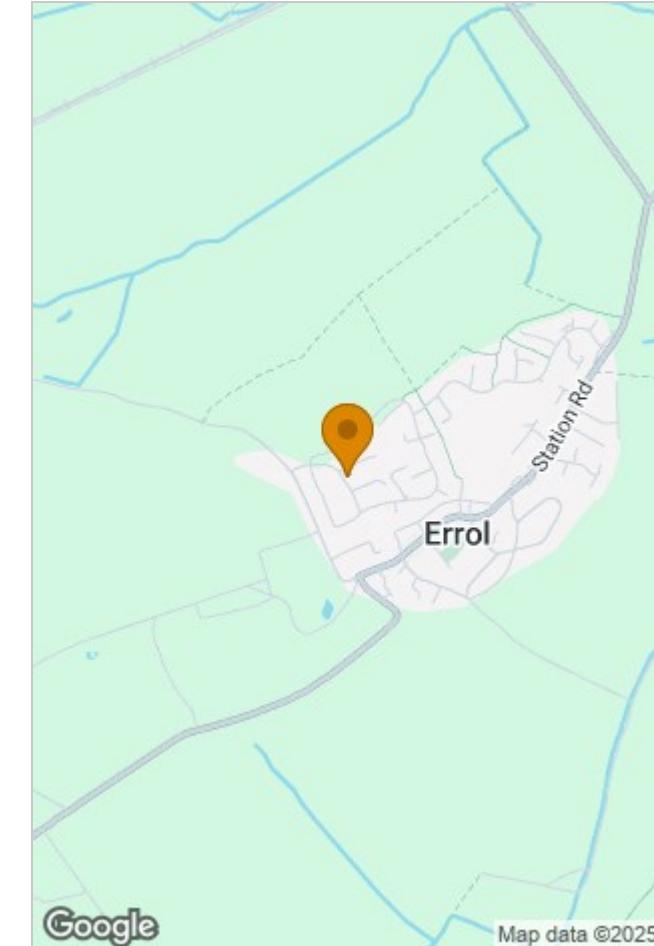
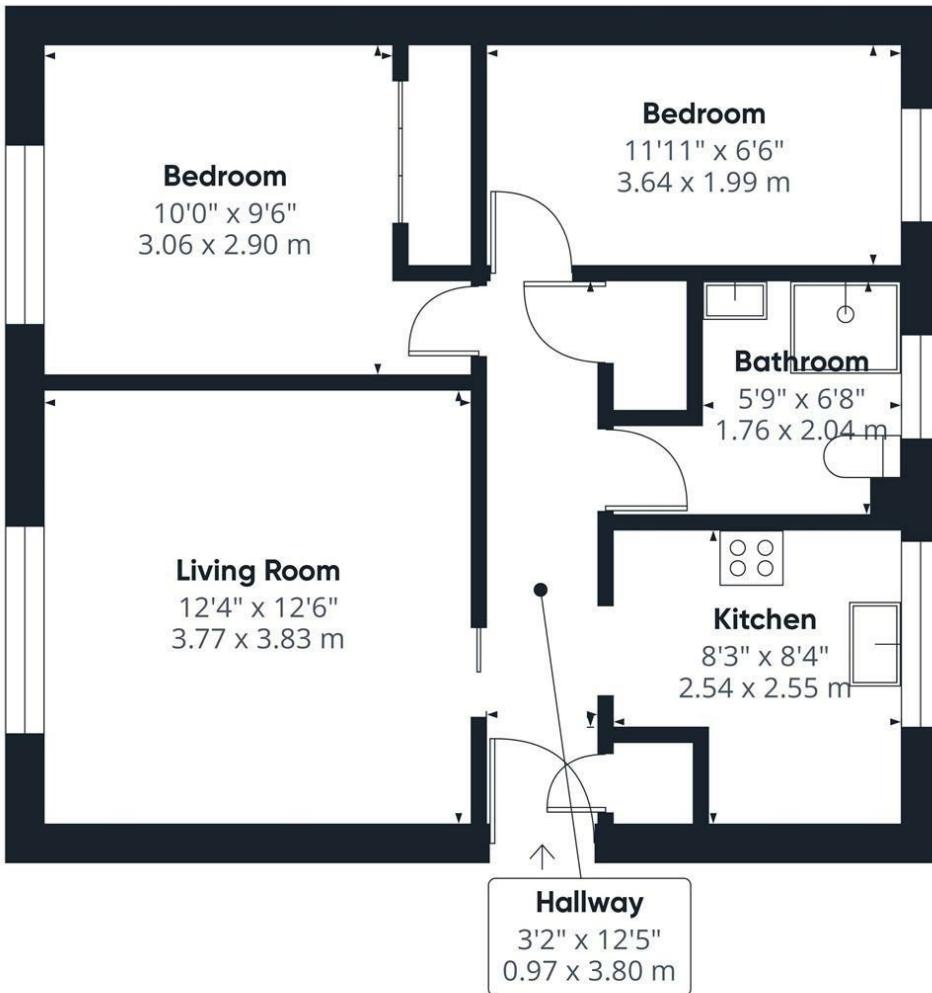


## Location

Errol is a charming village nestled between Perth and Dundee, offering a peaceful lifestyle with easy access to both cities via road or public transport. It features a great range of local amenities including a primary school, convenience store, butcher, post office, café, and regular village market. The surrounding countryside provides lovely walking routes and outdoor opportunities, while the nearby A90 ensures quick connectivity for commuters. With a strong community spirit and scenic setting, Errol remains a highly desirable location for families, retirees, and professionals alike looking for rural charm without compromising on convenience.







## 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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