



1 Kirkstyle High Street, Errol, PH2 7QF  
Offers over £173,000

 3  1  1  C







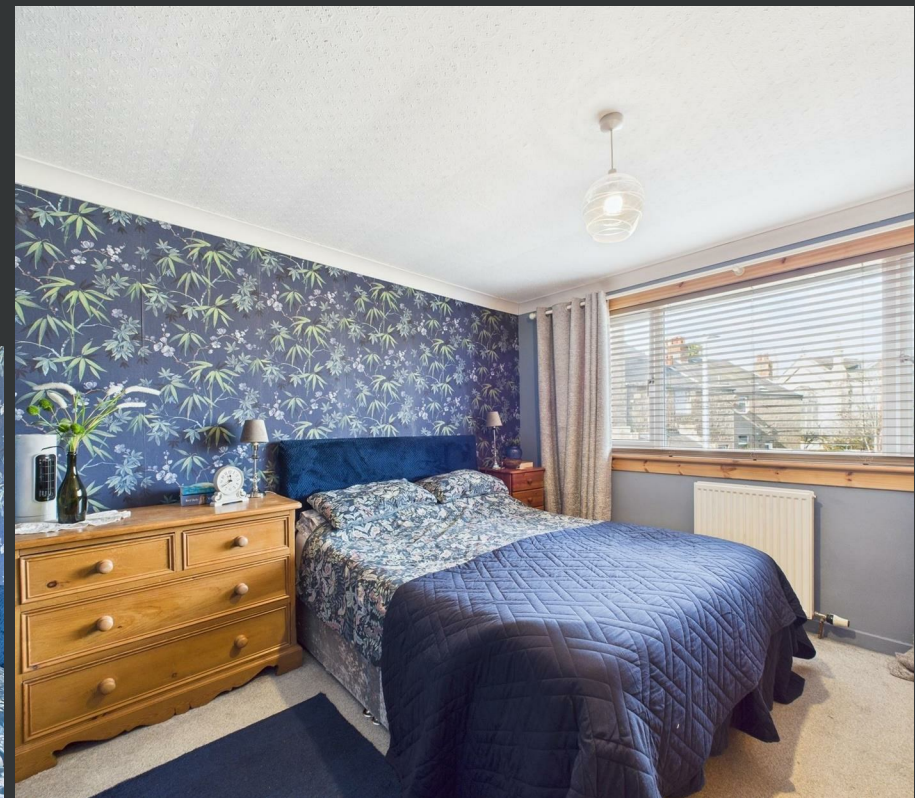
# 1 Kirkstyle High Street Errol, PH2 7QF

- Generously sized three-bedroom terraced house
- Modern kitchen with stylish cabinetry and appliances
- Additional downstairs WC for convenience
- Private rear garden with patio and planting areas
- Located in the desirable village of Errol
- Spacious living room with dining area
- Luxurious family bathroom with walk-in shower
- Three well-proportioned bedrooms with natural light
- Attractive front garden adding curb appeal
- Excellent transport links to Perth and Dundee

Back to market 25th June - Situated in the heart of the charming village of Errol, this generously sized three-bedroom terraced house offers spacious and well-presented accommodation, perfect for families or first-time buyers. The property boasts a large, bright living room with ample space for both relaxation and dining, creating a welcoming atmosphere. The stylish kitchen is beautifully designed with modern cabinetry, worktops, and integrated appliances, making it a fantastic space for cooking and entertaining.

Upstairs, there are three well-proportioned bedrooms, each offering plenty of natural light and storage options. The contemporary shower room is finished to a high standard, featuring a walk-in shower, vanity unit, and elegant tiling. A convenient downstairs WC adds extra practicality. Outside, the property benefits from an attractive front garden and a private rear garden with a mix of patio and planting areas —ideal for outdoor dining and relaxation. Located in the sought-after village of Errol, the home is within easy reach of local amenities, including shops, cafes, and a primary school, with excellent transport links to Perth and Dundee. With its generous proportions, stylish interiors, and fantastic location, this property is a must-see for those seeking a well-sized family home in a desirable setting.

Offers over £173,000







## Location

Errol is a picturesque village in Perth and Kinross, conveniently positioned between Perth and Dundee. It boasts a strong sense of community, with a range of local amenities, including shops, cafes, a primary school, and a medical centre. The surrounding countryside offers stunning scenery and outdoor activities such as walking and cycling. Well-connected by road, Errol provides easy access to nearby towns and cities, making it a popular choice for commuters. The village is also known for the Errol Sunday Market, attracting visitors from across the region. With its mix of rural charm and modern conveniences, Errol is a fantastic place to call home.











Ground floor



Floor 1



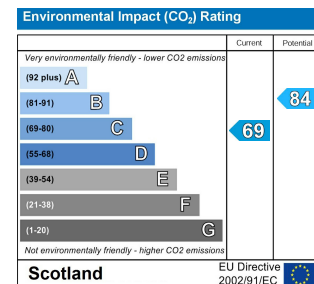
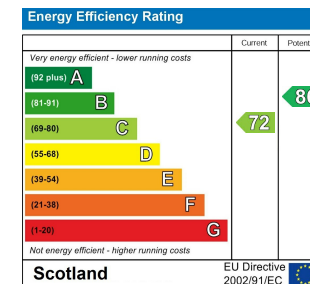
**Approximate total area<sup>®</sup>**  
835.16 ft<sup>2</sup>  
77.59 m<sup>2</sup>

(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



## 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.