



65 Elm Street, Errol, PH2 7SQ
Offers over £179,995



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- Modern semi-detached villa
- Spacious living room
- Very private rear garden
- Double glazing
- Easy access to travel links
- Three bedrooms
- Generous dining kitchen
- Gas central heating
- Off-street parking
- Plenty of storage space

Welcome to this delightful semi-detached home on Elm Street, nestled in the charming village of Errol. This inviting home offers a perfect blend of comfort and convenience, featuring a spacious living room, a lovely dining kitchen, three bedrooms, and a modern bathroom—ideal for a small family or anyone seeking a peaceful retreat.

A standout feature of this property is the plentiful storage space, ensuring your home remains organised and clutter-free. The beautifully secluded rear garden provides a private haven to relax, unwind, and enjoy outdoor living in complete tranquility. Situated in an excellent location, this property offers easy access to local amenities and travel links, making daily errands and commutes a breeze. The house is presented in superb condition, ready for you to move in and start making memories from day one. Additional perks include off-street parking for two cars, ensuring a hassle-free return home without the worry of finding a parking spot.

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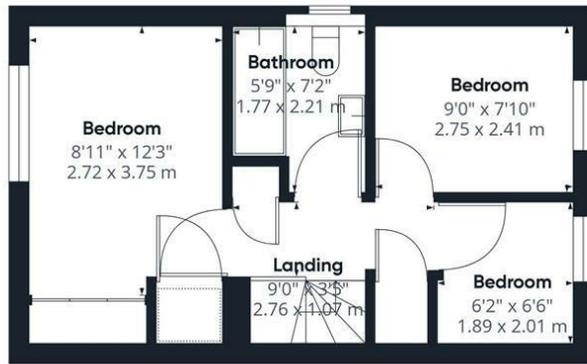
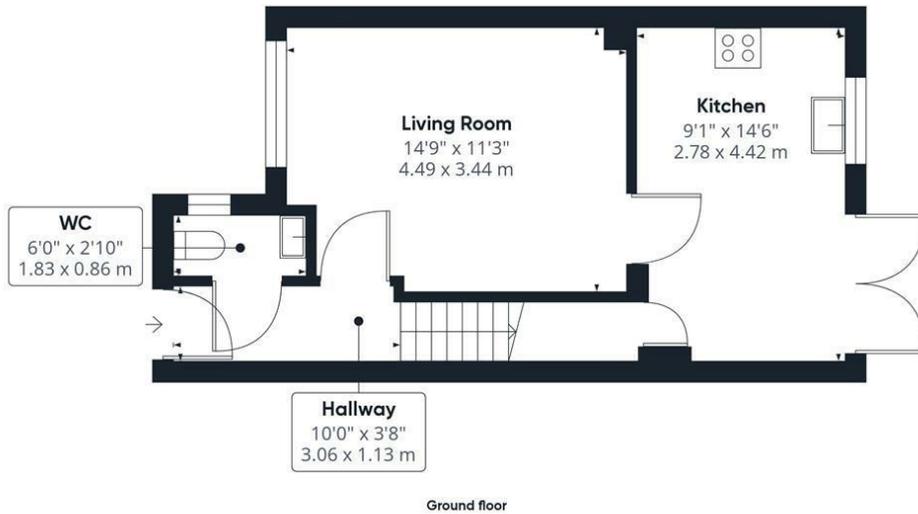


Location

The village of Errol lies almost half way between Perth & Dundee. Both are easily accessed via the A90 which provides easy commuting facilities. Local amenities include a primary school, local pub, cafe, two convenience stores, doctors surgery, chemist and a butchers. Many pleasant walks can be found close by including some along the banks of the famous River Tay.







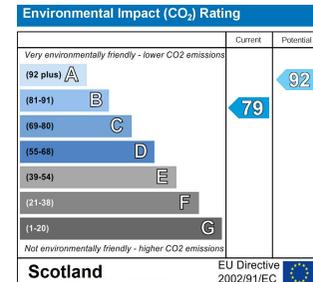
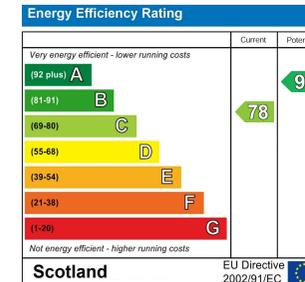
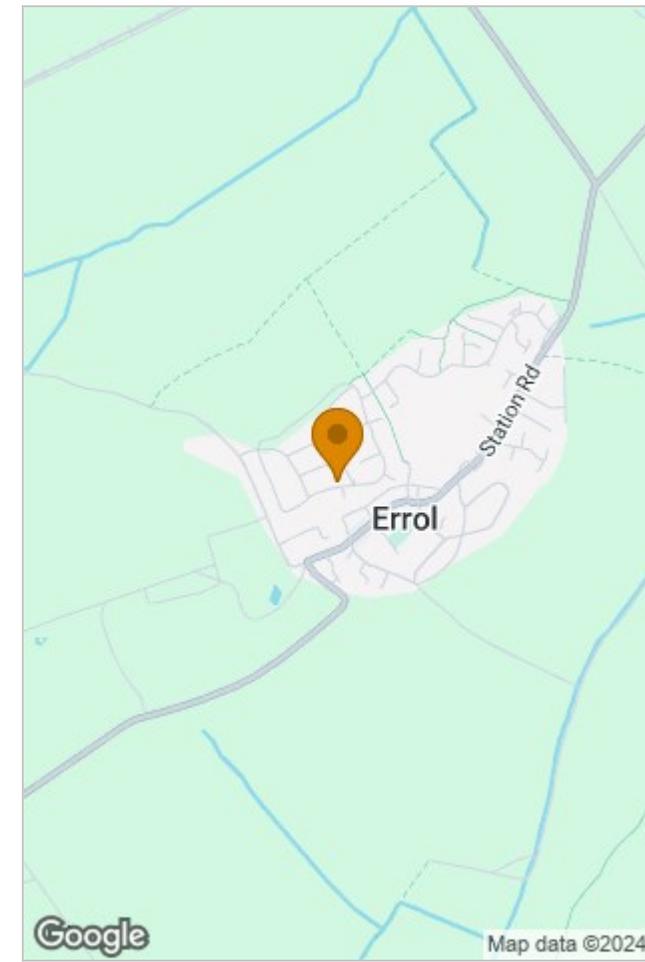
Approximate total area⁽¹⁾
689.64 ft²
64.07 m²

(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 are based on RICS IPMS 3C standard.

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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.

