



57 Elm Street, Errol, PH2 7SQ
Offers over £350,000





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- Notably spacious family villa
- Generous living room
- Large dining kitchen
- Gas central heating
- Parking & double garage
- 5 double bedrooms 2 en-suite
- Formal dining room
- Beautifully manicured gardens
- Double glazing
- Excellent storage space

Home Report Value £385,000 Immaculately presented and benefitting from plentiful storage space, this highly attractive 5 bedroom family villa enjoys a peaceful and convenient position within the Perthshire village of Errol between Perth and Dundee. Built by highly regarded local builders A&J Stephen, the property sits within beautifully manicured garden grounds and also features gas central heating, double glazing and plenty of off-street parking. All kitchen appliances, carpets, blinds, curtains, floor coverings and garden furniture will be included in the sale.

On the ground floor there is an impressive reception hallway, a handy downstairs WC, generous living room, a formal dining room, bedroom, large dining kitchen and a separate utility room. Onto the first floor there is a family bathroom, two en-suite double bedrooms and two further double bedrooms - all of the bedrooms feature built-in storage space. To the front of the property there are some areas of lawn sweeping around to the rear and a double-width driveway leading to the double garage equipped with power and lighting. The garden to the rear is a fantastic size and very private too. It features a sprawling area of lawn with decorative planted borders, timber decking with space for seating

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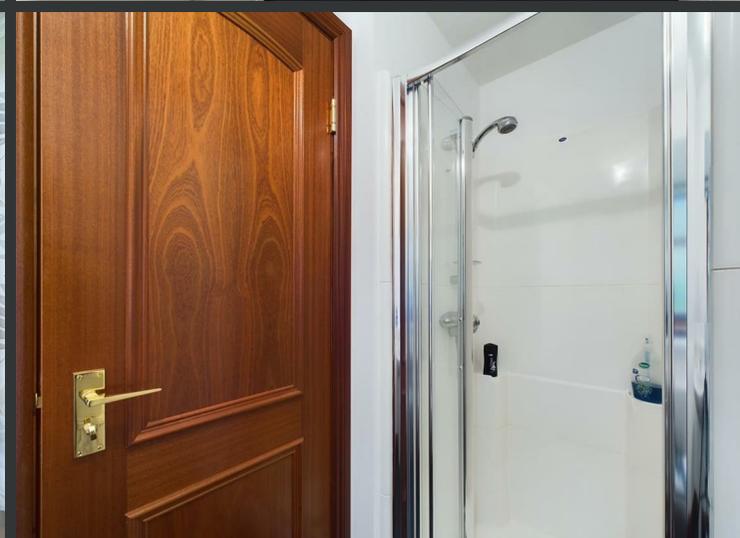




Location

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.







Ground floor



Floor 1

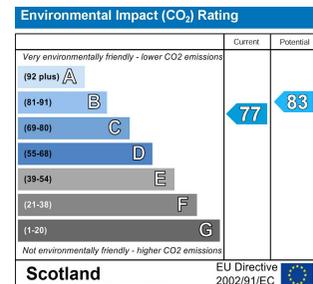
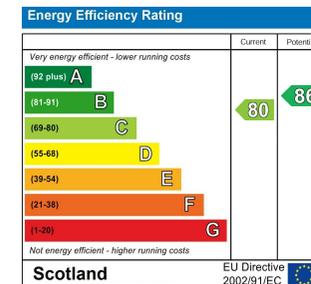
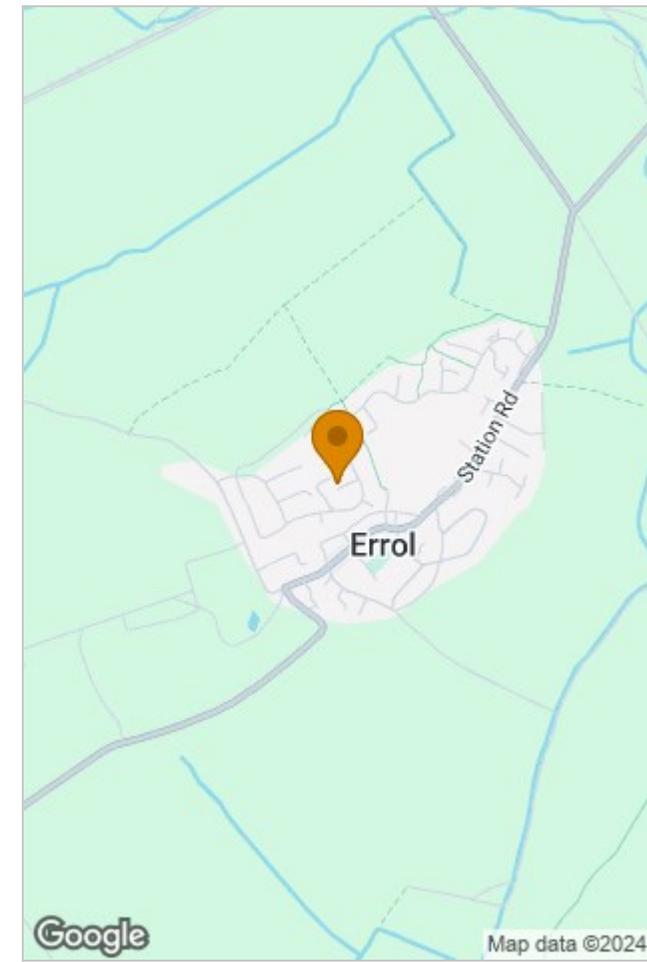


Approximate total area⁽¹⁾
2045.85 ft²
190.07 m²

(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.

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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.

