



12 Daleally Crescent, Errol, PH2 7QA

- SEMI DETACHED VILLA
- LOUNGE
- KITCHEN, DINING ROOM
- TWO DOUBLE BEDROOMS
- ATTIC ROOM
- BATHROOM
- DG, ECH
- GARDENS



Offers Over £170,000

# 12 Daleally Crescent, Errol, PH2 7QA



Miller Hendry are delighted to bring to the market this immaculately presented Semi Detached Villa located in the quiet village of Errol. This beautiful property comes to the market in excellent move in condition throughout and boasts stunning views over open farmland to the rear.

Entry through the front door leads in to the Hallway with large under stairs storage cupboard. A glazed panel door leads into the Lounge featuring a wood burning stove with slate hearth and patio doors out to the decking at the rear where the fabulous views can be appreciated. There are double doors through to the Dining Room and the Kitchen which is fitted with a range of white gloss units with wood effect worktops. Integrated appliances include a ceramic hob, oven and overhead extractor. A free standing washing machine and fridge freezer are also included in the sale. There is bamboo flooring in the Lounge, Hallway and Dining Room with the added bonus of under floor heating. On the upper level there are two Double Bedrooms, both of which enjoy the great views. Bedroom two gives access to the Attic Room via a pull down ladder and this provides a great additional space which could be used as a home office or play room. The Bathroom completes the accommodation with a white four piece suite comprising a bath, WC, wash hand basin and quadrant shower enclosure with 'Triton' electric shower. Externally there are gardens to the front and rear with a large decked area to the back and two garden sheds. There are double gates to the front with a gravelled parking area but the kerb has not been dropped, permission can be applied for to the local council.

This property is the perfect purchase for any first time buyer or property investor looking for a conveniently located, move-in condition home. It further benefits from double glazing and electric heating, Viewing is absolutely essential in order to appreciate the condition and location of this lovely home.



Hallway  
6'3" x 8'5" at widest (1.91m x 2.57m at widest)

Lounge  
12'10" x 14'7" (3.91m x 4.45m)

Kitchen  
8'6" x 9'11" (2.59m x 3.02m)

Dining Room  
5'7" x 9'4" (1.70m x 2.84m)

Bedroom One  
11'2" x 12'10" (3.40m x 3.91m)

Bedroom Two  
9'11" x 11'3" (3.02m x 3.43m)

Attic Room  
8'10" x 20'8" (2.69m x 6.30m)

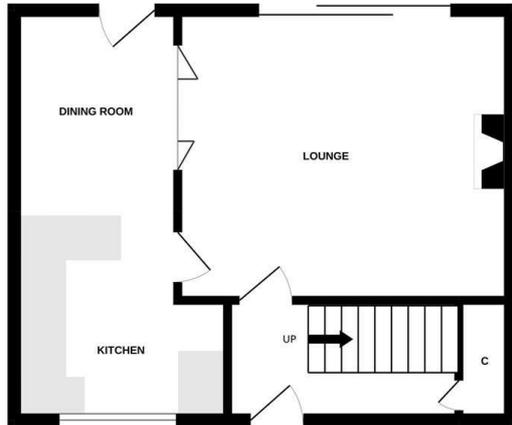
Bathroom  
6'2" x 8' (1.88m x 2.44m)





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GROUND FLOOR



1ST FLOOR



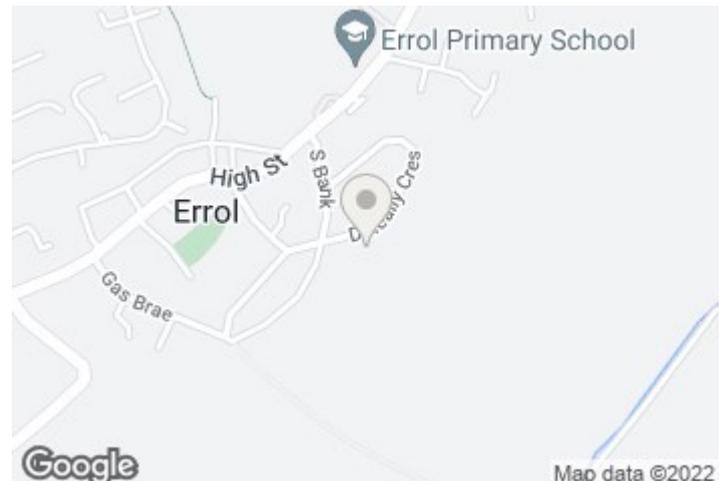
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**INCLUDED IN SALE:** Fitted carpets and window coverings. Integrated appliances as specified. Washing Machine and fridge freezer (no warranties given). Garden sheds.

**VIEWING:** Contact our Perth Property Department on 01738 630222.

**HOME REPORT VALUE:** £170,000

**COUNCIL TAX BAND:** Band B



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10 Blackfriars Street PH1 5NS

E: [Perthproperty@millerhendry.co.uk](mailto:Perthproperty@millerhendry.co.uk) T: 01738630222



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