



**Premier
Properties**
Perth



6 Abbey Lane, Errol, PH2 7GB

Offers Over £299,995

 **3**  **2**  **1**  **C**

Presented in move in condition the accommodation is set over one level and comprises mainly of: a welcoming entrance hall, spacious lounge, fully fitted modern kitchen/dining room, utility room, principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. Both bathrooms benefit from recently being upgraded in October 2024.

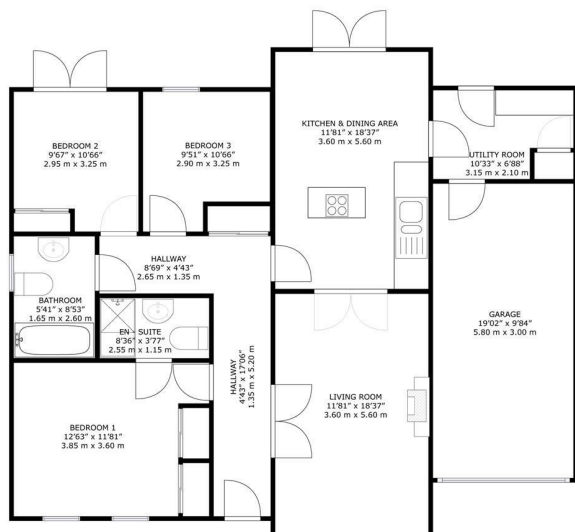
Warmth is offered through oil fired heating, the windows are double glazed and the property offers great storage space. The property is located opposite a play park area, making this an ideal family home.

The front of the property offers a mono-blocked driveway leading to a single garage with up and over door, light and power. There is an area of garden to the front which is mainly laid to lawn. The rear garden is a good size and is mainly laid to lawn and fully enclosed. There are two large timber summerhouses with light and power and a greenhouse included in the sale. A BBQ patio area makes for an ideal space for outdoor alfresco dining in the summer months.

Located midway between Dundee and Perth and close to the charming Perthshire village of Errol, the property forms part of the popular development of bungalows and villas built by Scotia Homes and enjoys some fine views and picturesque walks among the surrounding countryside.

The Grange is situated just outside the village of Errol approximately 11 miles from Perth. Excellent transport links can be found within close proximity via the A90 dual carriageway for commuting to Perth, Dundee, Edinburgh and Glasgow. The village of Errol offers a local shop, primary school, doctor's surgery, butchers, Post Office, chemist, pub, convenience store and Primary School. Private schooling can be found nearby at Craigclowan, Kilgraston, Strathallan and the High School of Dundee.

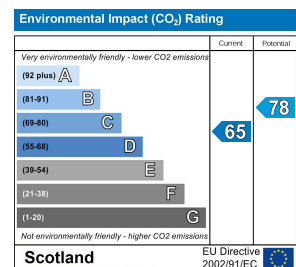
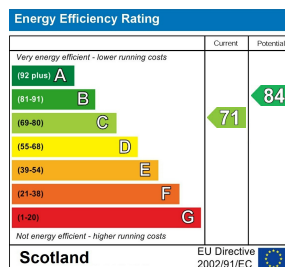
- 3 Bedrooms
- Double Glazing
- Driveway
- En Suite Shower Room
- Front & Rear Gardens
- Immaculately Presented
- Off Street Parking
- Oil Central Heating
- Single Garage



6, Abbey Lane Grange, Errol, PH2 7GB

EXCLUDED AREA: GARAGE: 187 sq.ft, 17.4 m²
 TOTAL: 1052 sq.ft, 97.8 m²
 GRAND TOTAL: 1206 sq.ft, 112.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. TOTAL AREA VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk