



10 James Tytler Place, Perth, PH2 7US

Offers Over £125,000



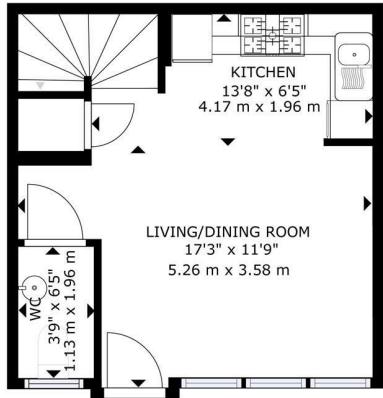
Presented in move in condition the accommodation is set across two levels, comprising;
GROUND FLOOR:- Upon entering the home you will find the open plan living room/kitchen area along with a cloakroom (with WC).

FIRST FLOOR:- Two bedrooms & family bathroom with over bath shower. The home is also equipped with gas central heating and double glazing.

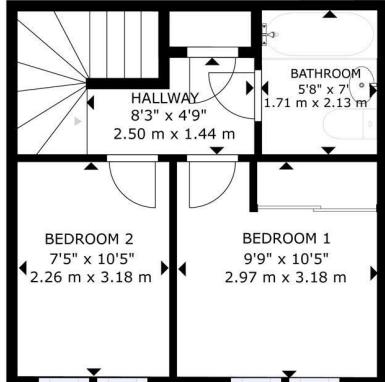
There is a small area of private lawn to the front of the property with communal areas surrounding it. Allocated parking is conveniently located to the rear.

Located midway between Dundee and Perth, the charming Perthshire village of Errol is 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.

- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Popular Area
- Close To Local Amenities
- Allocated Parking



FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1: 305 sq ft, 28.38 m² FLOOR 2: 311 sq ft, 28.86 m²
TOTAL: 616 sq ft, 57.24 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	80
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	97
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC



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