



**Premier  
Properties**  
Perth



## 41 Abbey Lane, Perth, PH2 7GA Offers Over £315,000

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Beautifully maintained and ready to move in, the accommodation is all on one level and includes a welcoming entrance hall, a spacious lounge, a fully fitted kitchen with dining area, a bright garden room leading to the rear garden, a practical utility room, a principal bedroom with an en-suite shower room, three additional bedrooms, and a family bathroom.

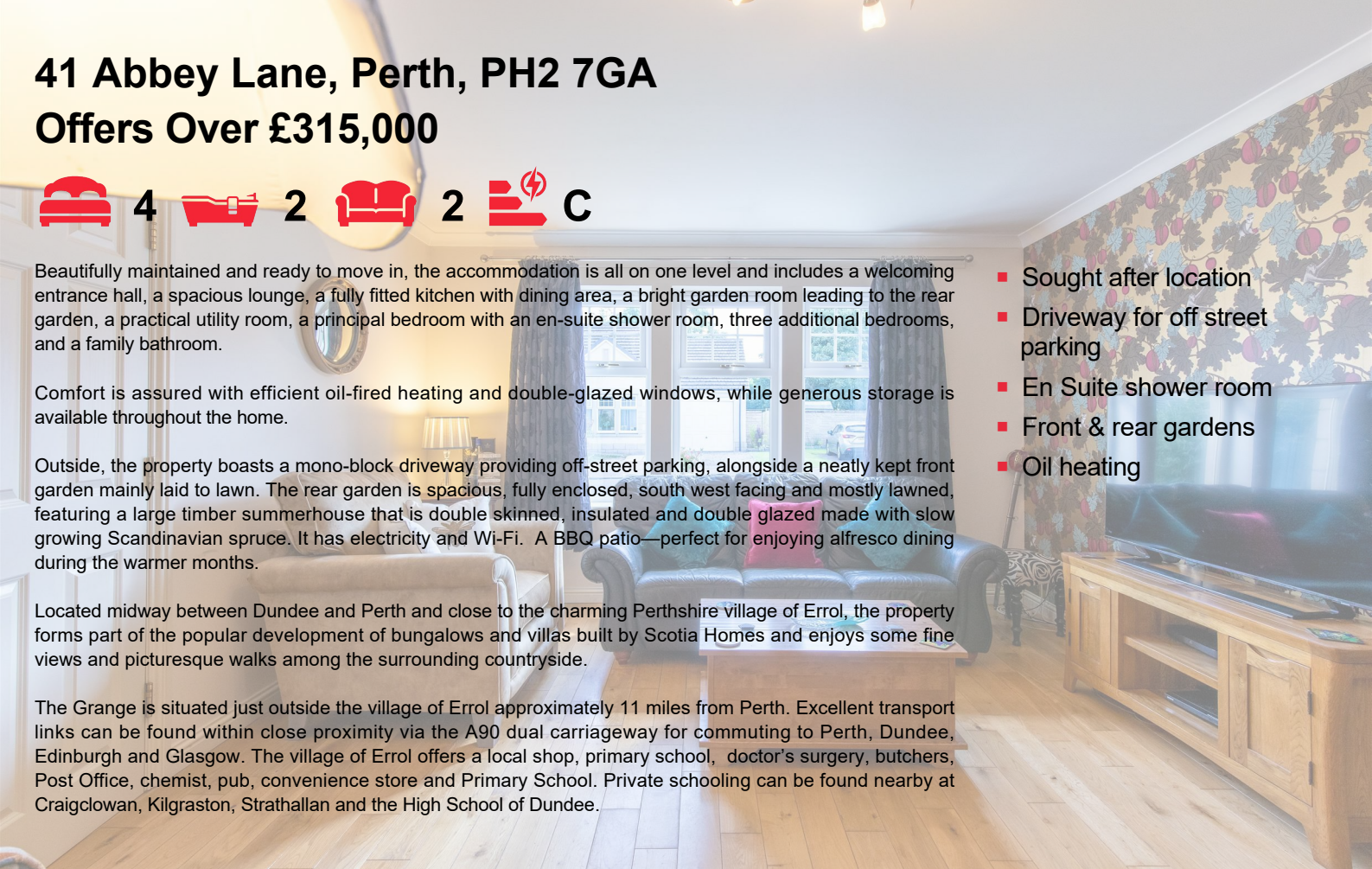
Comfort is assured with efficient oil-fired heating and double-glazed windows, while generous storage is available throughout the home.

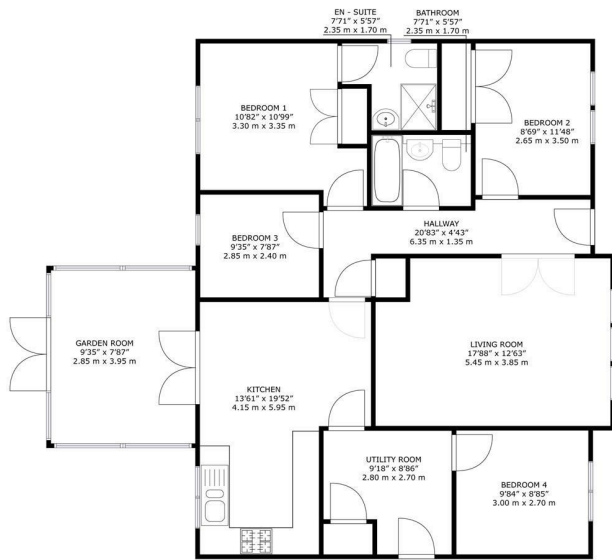
Outside, the property boasts a mono-block driveway providing off-street parking, alongside a neatly kept front garden mainly laid to lawn. The rear garden is spacious, fully enclosed, south west facing and mostly lawned, featuring a large timber summerhouse that is double skinned, insulated and double glazed made with slow growing Scandinavian spruce. It has electricity and Wi-Fi. A BBQ patio—perfect for enjoying alfresco dining during the warmer 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.

- Sought after location
- Driveway for off street parking
- En Suite shower room
- Front & rear gardens
- Oil heating





41 Abbey Lane, Errol, PH2 7GA

GROSS INTERNAL AREA  
TOTAL: 1200 sq.ft, 111.5 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		84	(92 plus) A		78
(81-91) B			(81-91) B		
(69-80) C	70		(69-80) C	65	
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC	Scotland		EU Directive 2002/91/EC



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