



11 Larch Place, Errol, PH2 7UW

Offers over £140,000

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We are pleased to bring to the market this well presented semi-detached bungalow in a quiet cul de sac in the village of Errol. The property offers spacious accommodation throughout and requires a degree of upgrading. All windows are double glazed and there is electric heating. This property is an ideal first home or for those looking to downsize.

Errol is a picturesque village situated within the conservation area of the Carse of Gowrie, mid way between Dundee and Perth. It lies two miles south of the main Perth to Dundee road allowing easy access to either city centre, Dundee University and Ninewells Teaching Hospital. The M90 motorway network links Perth to Edinburgh and Glasgow and throughout the Central Belt. The village shops, including a post office cater for day-to-day needs and there is also a local primary school.

EPC - D



DESCRIPTION

A glazed porch gives access to a welcoming hall with good sized storage cupboard and access hatch to attic. The spacious lounge has a large front facing window giving a good degree of natural light. The kitchen is fitted with a range of wall and base units with complementary work surfaces, washing machine and fridge freezer.

Both bedrooms are double rooms with built-in wardrobes. Bedroom 1 has a double glazed door that gives access to the front of the property and has an access ramp. The bathroom is fitted with a WC, wash hand basin, bath and separate shower cubicle.

EXTERNAL

The property is located at the bottom of a quiet cul de sac and sits in well tended garden grounds. The garden to the front is laid with

gravel chips and bushes. A gravel drive leads down to the left of the property to a single garage that is adjoined to the neighbouring garage. The side and rear gardens are enclosed by boundary fencing giving a good degree of privacy. LAid mainly to lawn with shrub and flowering borders. Steps from the side lead up to the front door.

MEASUREMENTS

Porch - 5'11 x 3'8 (1.80m x 1.12m)
Hall - 21'0 x 3'11 (6.40m x 1.19m)
Lounge - 17'9 x 11'2 (5.41m x 3.40m)
Kitchen - 12'1 x 10'9 (3.68m x 3.28m)
Bedroom 1 - 11'2 x 9'10 (3.40m x 3.00m)
Bedroom 2 - 10'9 x 9'4 (3.28m x 2.84m)
Bathroom - 10'10 x 5'9 (3.30m x 1.75m)

ITEMS INCLUDED

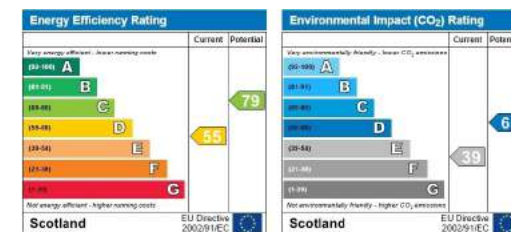
All floor coverings, light fittings and blinds where fitted. Appliances as stated in the kitchen.

VIEWING

Full details of this property can be viewed on our website: www.kippencampbell.com and at www.pspc.co.uk. To arrange to view please contact Kippen Campbell Property Services, 62 South Street, Perth on 01738 638283. Viewing can also be arranged via Perthshire Solicitor Property Centre when this office is closed. Monday - Friday 5.30pm - 9pm, Saturday 9am to 4pm and Sunday 10am to 4pm on 01738 635301 (Monday - Friday evenings and Sunday is a Telephone Service only).

NOTES

Any electrical appliances including any central heating systems are not warranted by the agents. Purchasers should satisfy themselves as to their condition. The measurements have been taken by an ultrasonic distance measurer and are therefore approximate.



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62 South Street, Perth, PH2 8PD
T: 01738 638283
F:
claire@kippencampbell.co.uk
www.kippencampbell.co.uk

Zoopla.co.uk

SPC SCOTLAND spcscotland.co.uk


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