

**2 Birchview Place,
Errol, PH2 7UN**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- + *Semi-Detached Bungalow*
- + *Quiet Residential Location Close To Schools & Amenities*
- + *Spacious & Bright and In Good Condition*
- + *Offers Over £150,000*



1

Public Rooms



2

Bedrooms



1

Bathrooms

T: 01738 630 350

Accommodation

Located in a quiet residential area and surrounded on 3 sides by low maintenance gardens, this surprisingly spacious 2 bedroom semi detached bungalow with garage will appeal to couples and singles alike.

The beautifully bright and well maintained property is just a short walk from the village centre and, is ideally placed to access the lovely walks along the River Tay and the RSPB Reed banks. A short drive to Perth (10 miles) and Dundee (11 miles), on the local bus route, together with easy access to the motorway, ensures that all amenities are close at hand.

Benefitting from an attractive open outlook, the property nonetheless enjoys a large amount of privacy. A wide drive leading to the garage opens out to the main entrance and very attractive front and side gardens full of mature shrubs and roses. At the rear, a large enclosed and paved courtyard with shrubs and summer house (with access to garage) is a blank canvas for an elegant al fresco terrace.

A conservatory with a nice view of the surrounding countryside opens into the hall with capacious cloak cupboard and large airing cupboard. A light, calm living room looking out to the front garden and featuring an electric fire with granite hearth and wood mantle, provides more than adequate space for living and dining furniture. A contemporary kitchen with plenty of storage in the off white wall and base units and featuring a

chrome magic corner unit, pull out spice rack, tiled splashbacks, Zanussi ceramic hob, oven and extractor, single drainer stainless steel sink, attractive tiled splashbacks, wood effect work top and plumbing for wash machine.

A spacious front bedroom with double fitted wardrobe; a second bedroom / dining room providing access to the rear courtyard and a bathroom with white walk in shower suite make up the accommodation.

The remarkably pretty and highly sought after Carse of Gowrie village, Errol, provides for all everyday needs – a medical centre, primary school, village shop, butcher, hotel and, most important of all, a wonderful local community.

EPC: E

Council Tax Band: C

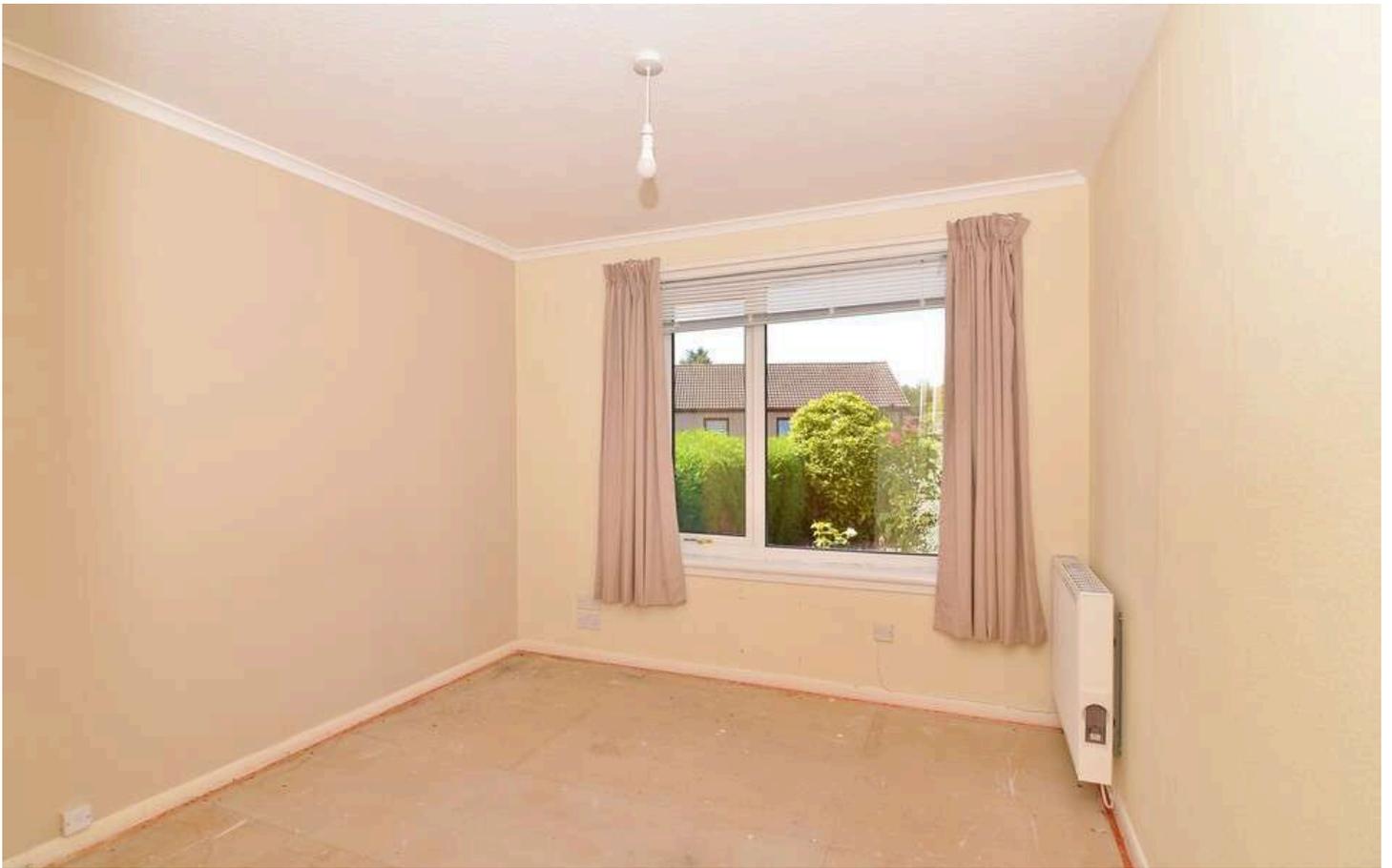
CONSERVATORY	2.9m x 2.0m
LIVING ROOM	3.9m x 3.9m
KITCHEN	2.6m x 2.6m
BEDROOM	3.8m x 2.9m
BEDROOM	3.7m x 2.0m













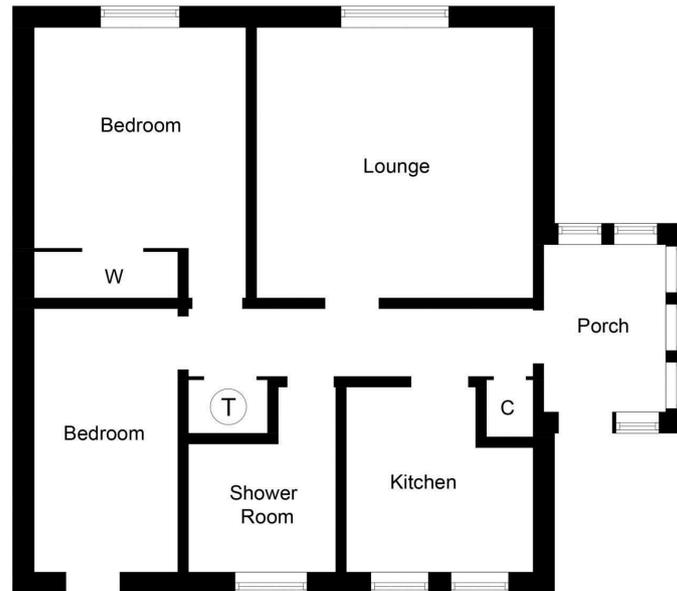
to view:

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YOUR PROPERTY SPECIALISTS

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