



Well presented 2 bedroom detached bungalow set within a peaceful and established residential area of Errol

 2 Bed

 1 Bath

 2 Reception

This well-presented two-bedroom detached bungalow is set in a large corner plot, within a small cul-de-sac. This is part of a peaceful, established residential area of Errol. Offering comfortable accommodation on one level, the property is well suited to a range of buyers and benefits from a single garage with a very generous driveway, neatly maintained front garden and private rear/side gardens.

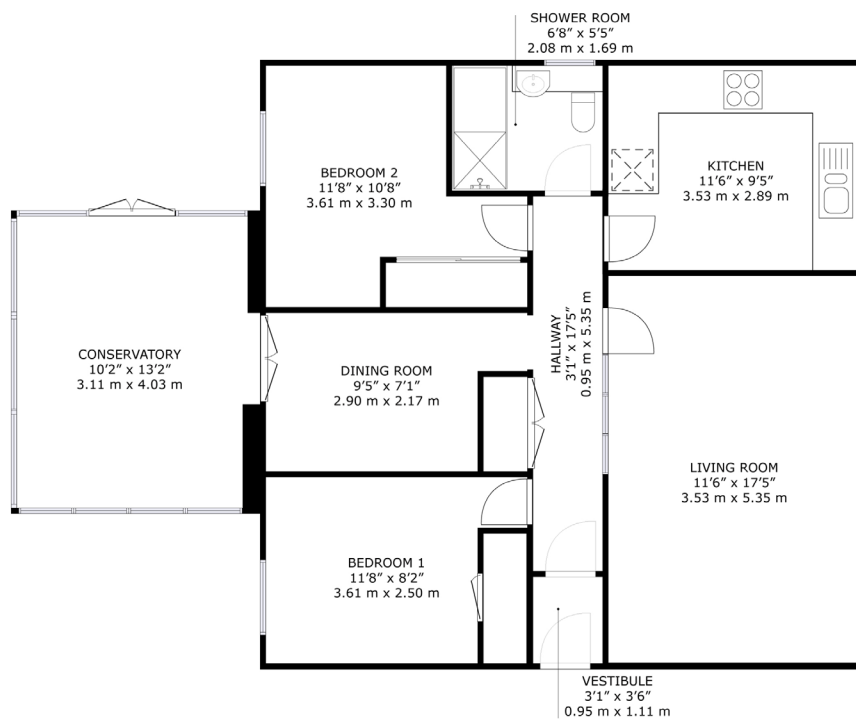
The entrance vestibule leads into a welcoming hallway with useful storage. The bright living room is positioned to the front of the property and features a large window overlooking the garden and views beyond. The fitted kitchen provides a range of wall and base units with integrated appliances, while the separate dining room connects naturally with the conservatory, where doors open directly onto the secluded rear and side garden. There are two well-proportioned bedrooms, both with built-in storage. The shower room includes a large shower enclosure, vanity wash hand basin and WC. The property has a large (partially floored) attic space, accessed by a Ramsay ladder.

Externally, the bungalow sits within well-maintained, established gardens to 3 sides and further benefits from gas central heating and double glazing throughout.

Features

- Quiet cul-de-sac location
- Detached bungalow in an established residential area
- Bright front-facing lounge
- Separate dining room leading to a conservatory
- Fitted kitchen
- 2 well-proportioned bedrooms
- Shower room
- Driveway, garage & established gardens
- Large attic space
- EPC Rate: C

Offers Over £230,000



48 Elm Street, Errol PH2 7SQ

GROSS INTERNAL AREA
TOTAL: 918 sq.ft, 85.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The picturesque and tranquil village of Errol lies just North of the River Tay and is within reach of the A90 dual-carriageway providing easy access to both Perth and Dundee and the wider motorway network. The village itself offers its very own High Street with local shops, Bistro, large children's play park, pub, doctors surgery, pharmacy, butchers and the reputable Errol Primary School.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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