

27 ELM STREET,
ERROL, PERTSHIRE, PH2 7SQ



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We are delighted to offer for sale this well presented two bedroom semi-detached bungalow located in the popular semi rural village of Errol and within easy commuting distance of both major cities of Perth & Dundee. The well proportioned layout comprises; Entrance HALLWAY, LOUNGE, KITCHEN, 2 BEDROOMS and BATHROOM. An open garden to the front with flower borders & mature planting, a stone chipped driveway located to the side, providing off-street parking. The enclosed rear garden boundary is formed with wire fencing, stone walling and mature hedging. There is a small timber shed.

An attractive home presented in move-in condition and offers much scope for a purchaser to place their own design ideas upon. Likely to have broad appeal and early interest is recommended.

Energy Performance C Rating **Council Tax** Band C

Services Mains water and drainage. Gas central heating & Double glazed throughout.

Viewing Strictly by appointment through Irving Geddes.

Video Tour <https://my.matterport.com/show/?m=8KeKJZTJWcg>



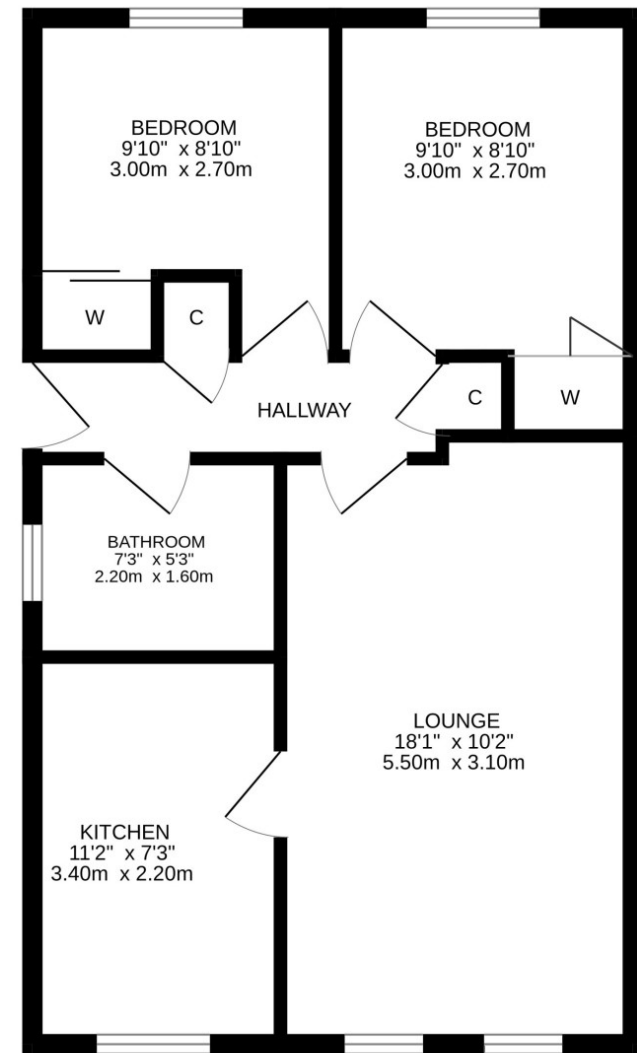
Irving Geddes
W.S. • Solicitors • Estate Agents











Near Perth and a few miles downriver from the distinctive landmark of Kinnoull Hill, the communities of St Madoes and Glencarse are separated by the A90 dual carriageway which links the big cities which bookend the Carse. Around the midway mark and off the main road is Errol, with the 1831 "Cathedral of the Carse" the most distinctive village landmark. Closer to the City of Discovery are the by-passed villages of Inchture, renowned for its avenue of 19th Century Giant Redwood trees, and Longforgan, with its A-listed Mercat Cross and traditional whitewashed cottages providing a reminder of times past.



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