

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Ar Bothan, Gas Brae, Errol, Perth, PH2 7QR

Offers Over £199,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

Ar Bothan, Gas Brae, Errol, Perth, PH2 7QR

Many thanks for your interest with Ar Bothan, Gas Brae, Errol, Perth, PH2 7QR.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

# About the Area

---

Set within the picturesque Carse Of Gowrie in Perthshire, Errol is ideal for the commuter with access to the cities of Perth and Dundee just a short distance away.

The village has a range of amenities including restaurants/pubs, butchers, local shops, doctors' surgery, chemist, post office and an excellent primary school.



# Property Summary

---

Next Home are delighted to welcome to the market this attractive 3 bedroom end terraced traditional property in the very heart of Errol.

The beautiful property consists of a Living room boasting a multi fuel stove focal point, 3 double bedrooms (one located on the ground floor), WC, large open plan Kitchen/Diner leading onto the patio area and rear garden.

The property has a well apportioned family bathroom with modern suite and separate shower enclosure.

There is a lovely private rear garden with a patio area stepped up to a beautifully maintained lawn.

To the rear of the garden there is a feature brick wall making the garden feel safe and private.

The properties attic is also fully floored with lighting and electric.



# Key property features

---

- ✓ 3 bedrooms
- ✓ Quiet village location
- ✓ Wood burning stove
- ✓ Chain free
- ✓ Close to Dundee & Perth
- ✓ Private garden
- ✓ Open plan kitchen/dining room





XM2673-2

Next Home - Ar Bothan, Gas Brae, Errol, Perth, PH2 7QR







# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

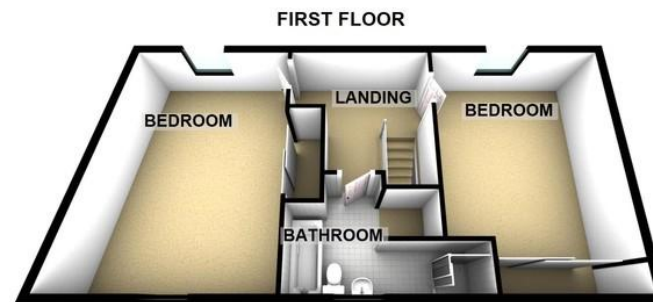
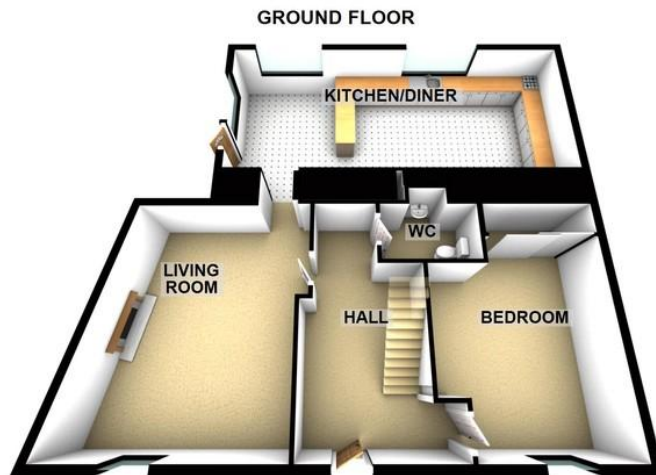


**NEXTHOME**

ESTATE & LETTING AGENTS

# Floorplans

---





# Property Room sizes

## ENTRANCE HALL

14' 10" x 8' 4" (4.52m x 2.54m)

## LIVING ROOM

14' 8" x 11' 2" (4.47m x 3.4m)

## KITCHEN/DINER

10' 2" x 9' 7" (3.1m x 2.92m)

## KITCHEN

11' 10" x 10' 2" (3.61m x 3.1m)

## WC

6' 2" x 3' 1" (1.88m x 0.94m)

## BEDROOM 2

12' 8" x 8' 9" (3.86m x 2.67m)

## LANDING

7' 8" x 6' 5" (2.34m x 1.96m)

## BEDROOM 1

14' 8" x 9' 10" (4.47m x 3m)

## BEDROOM 3

10' 10" x 9' 3" (3.3m x 2.82m)

## BATHROOM

11' 8" x 7' 9" (3.56m x 2.36m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



# NEXTHOME

ESTATE & LETTING AGENTS

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme