



The Furrow High Street, Errol, PH2 7QJ
Offers over £260,000

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The Furrow High Street Errol, PH2 7QJ

- Exceptionally spacious villa
- Modern dining kitchen
- Very private rear garden
- Gas central heating
- Off-street parking to rear
- 5 bedrooms 3 bathrooms
- Large living/dining room
- Sitting room/home bar
- Double glazing
- Move-in condition

This unique, 5 bedroom home offers incredibly spacious accommodation spread over its two floors which can only be fully appreciated by viewing. Presented in excellent condition throughout, the property boasts many characterful features and is further enhanced by plenty of storage space too. It also features gas central heating, double glazing, three bathrooms, a very private rear garden, off-street parking to the rear and even its very own fully functioning bar.

On the ground floor there is an entrance hallway, bar, double bedroom, inner hallway, shower room, utility room, a large dining kitchen and a very generous living room/dining room with open fire. On the first floor there is a family bathroom, master bedroom with its own en-suite bathroom and three additional double bedrooms. The garden pertaining to the property lies to the rear and is very private. It features off-street parking with gated driveway, some pleasant seating areas, pergola, mature hedging, timber shed and flowerbeds.

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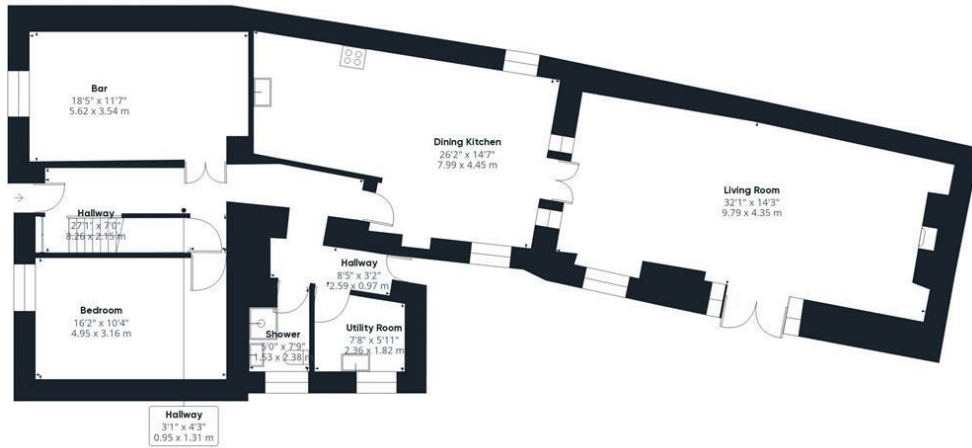


Location

The village of Errol lies almost half way between Perth & Dundee. Both are easily accessed via the A90 which provides easy commuting facilities. Local amenities include a primary school, local pub, two convenience store, butchers, post office and a pharmacy. Many pleasant walks can be found close by including some along the banks of the famous River Tay.







Ground floor



Floor 1

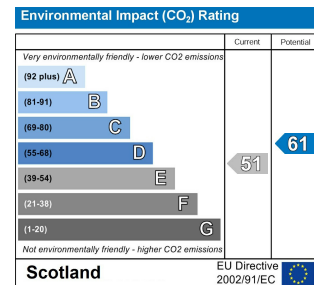
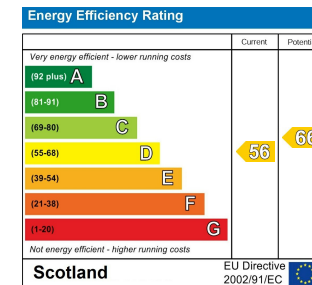
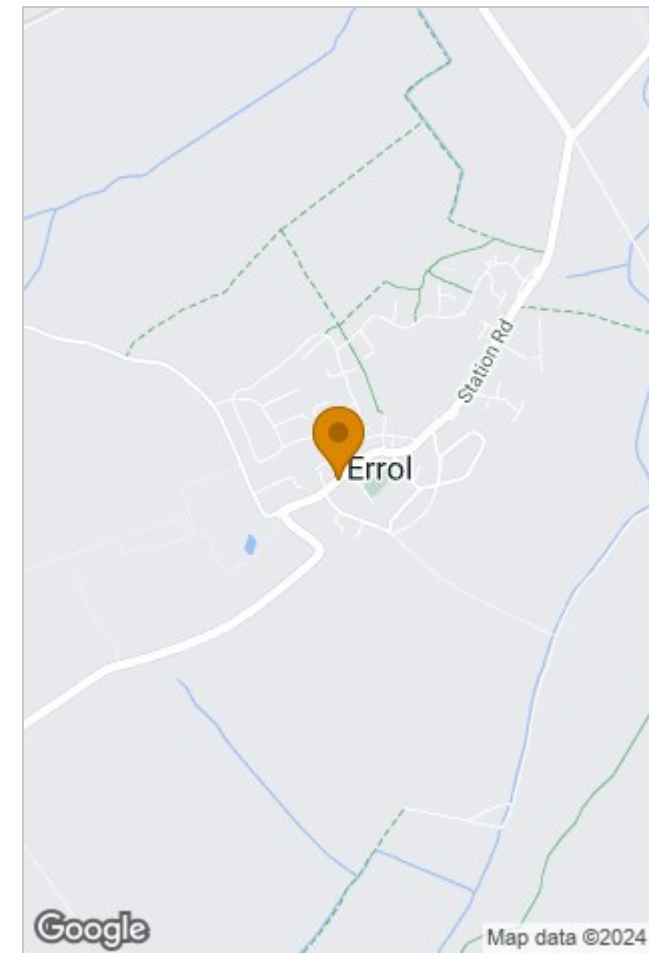


Approximate total area¹⁾
 2559.11 ft²
 237.75 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

