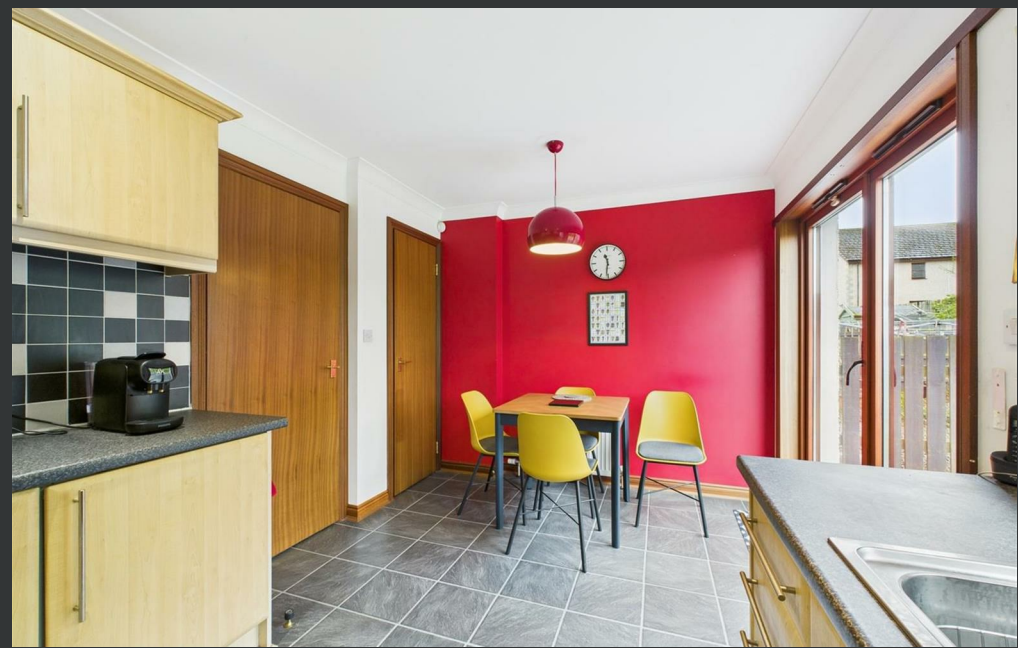




67 Elm Street, Errol, PH2 7SQ
Offers over £179,995

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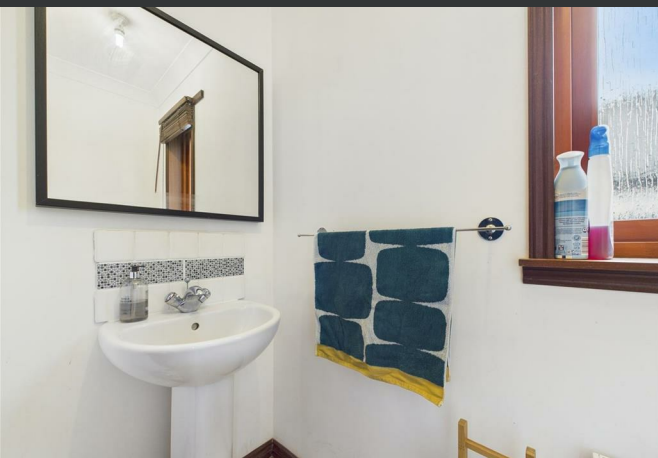
67 Elm Street Errol, PH2 7SQ

- Semi-detached home in quiet position
- Bright living room with modern finish
- Gas central heating
- Double glazing
- Off-street parking
- Spacious kitchen with direct garden access
- Three bedrooms
- Stylish family bathroom
- South-west facing rear garden
- Sought-after village location with amenities

Welcome to 67 Elm Street, a charming three-bedroom semi-detached home nestled within the ever-popular village of Errol. This well-maintained property offers bright and spacious living space across two floors, ideal for first-time buyers, growing families or those seeking a peaceful village setting.

The ground floor features a stylish and modern dining kitchen with generous worktop space, integrated oven and gas hob, and direct access to the rear garden via patio doors—perfect for summer dining. The bright living room offers ample space for relaxing and entertaining, with a large window letting in lots of natural light. A convenient downstairs WC completes the lower level. Upstairs you'll find two generous double bedrooms plus a third room that's ideal as a home office, nursery or guest room. A contemporary family bathroom serves all three rooms. Outside, the home boasts a fully enclosed south-to-west-facing rear garden with lawn and decked area, plus a front driveway for off-street parking. Errol itself offers a wonderful community, scenic countryside, and easy commutes to both Perth and Dundee. This is a home that blends village charm with modern convenience—ready for its next adventure!

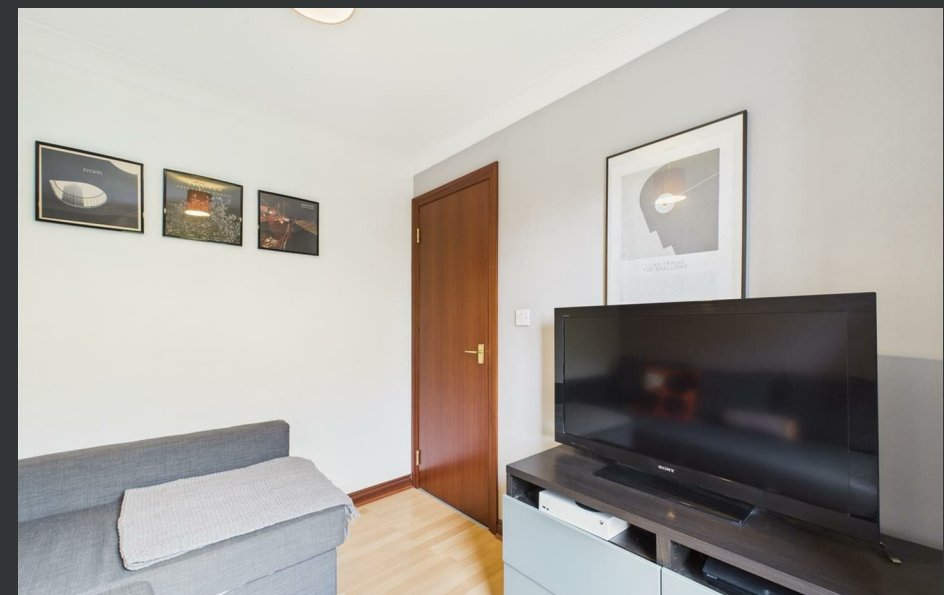
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Location

The village of Errol is nestled between Perth and Dundee, offering a peaceful rural lifestyle with excellent commuting connections. Local amenities include a convenience store, primary school, cafés, and the popular Errol Sunday Market. Surrounded by open countryside and close to the River Tay, it's perfect for walkers, dog lovers and cyclists alike. The nearby A90 makes commuting a breeze, while bus services provide regular connections to Perth, Dundee, and beyond. Errol combines a friendly, village atmosphere with all the practicalities needed for modern life—a location that offers the best of both worlds.







Ground floor



Floor 1

Approximate total area⁽¹⁾

697.71 ft²
64.82 m²

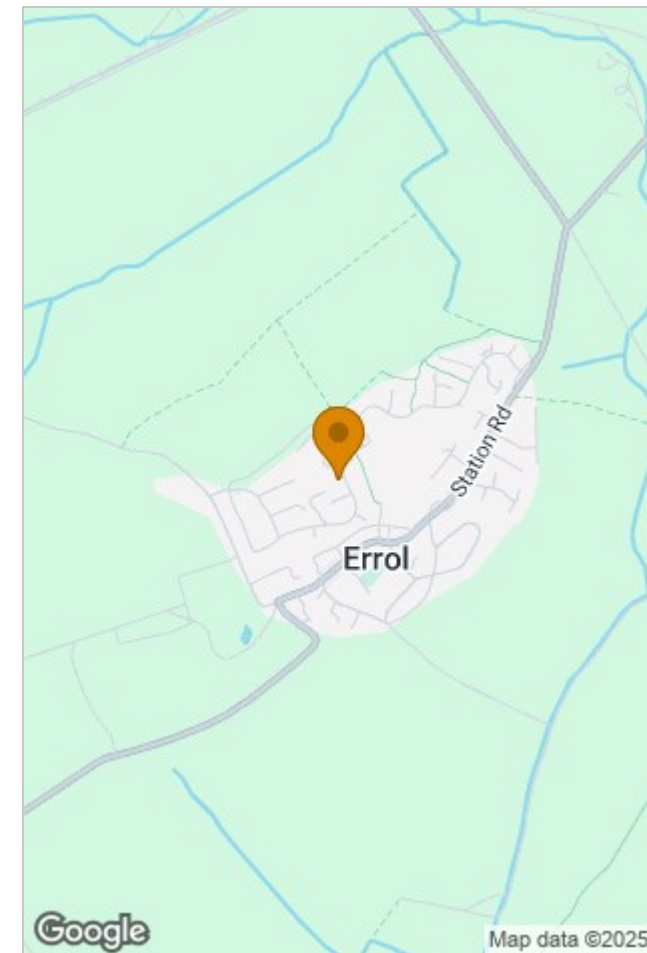
(1) Excluding balconies and terraces



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

Calculations are based on RICS IPMS 3C standard.

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GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>41</p> <p>78</p>	<p>91</p>	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	<p>41</p> <p>79</p>	<p>92</p>
<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 			<p>Scotland</p> <p>EU Directive 2002/91/EC</p> 		

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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@wearepossible.co.uk
wearepossible.co.uk

