



**Park View Gas Brae, Errol, PH2 7QR**  
**Offers over £375,000**

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## Park View Gas Brae Errol, PH2 7QR

- Spacious 5-bedroom detached villa
- Eye-catching countryside views
- Excellent storage space
- Versatile downstairs bedroom/office
- Ample internal storage
- Two large reception rooms
- Bright dining kitchen
- Stylish shower room and bathroom
- Generous private garden
- Gas central heating and double glazing

Park View is a beautifully maintained and characterful five-bedroom detached villa nestled in the heart of Errol, offering panoramic countryside views and a wonderful sense of space both inside and out. Set across two generous floors, this traditional red-brick home features an array of elegant period details, including high ceilings, deep skirtings, original woodwork, and beautiful bay windows that flood the rooms with natural light.

On the ground floor, two spacious reception rooms offer flexible living and entertaining space, complemented by a lovely dining kitchen, utility room, stylish shower room and a downstairs bedroom/office. Upstairs, four further bedrooms provide ample space for family or guests, all served by a stylish family bathroom. Outside, the extensive private garden is a true highlight—beautifully landscaped and perfect for relaxing or entertaining. There's also a summer house tucked away for peaceful moments or hobby time and plenty of off-street parking including a garage. Park View is ideal for growing families or those seeking a spacious, character-rich home in a quiet village setting. This is countryside living with charm, comfort, and convenience.

Offers over £375,000





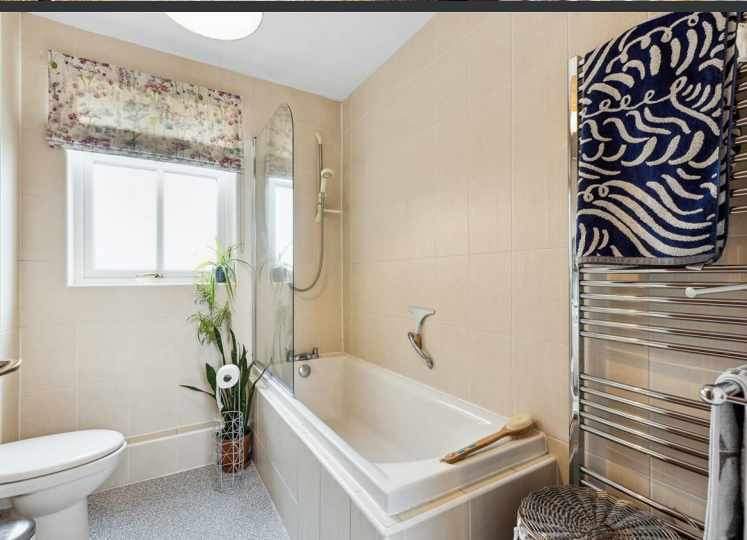


## Location

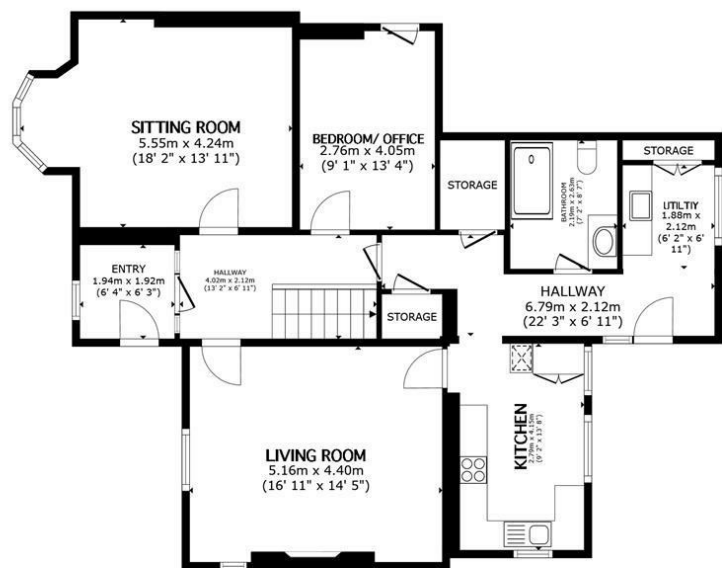
Errol is a picturesque and sought-after village nestled between Perth and Dundee, making it ideal for commuters and those seeking a quieter pace of life. It offers a real sense of community with local shops, a well-regarded primary school, and convenient public transport links. Surrounded by rolling countryside and sitting close to the banks of the River Tay, the area is perfect for outdoor lovers, dog walkers, and those who enjoy scenic views right on their doorstep. With its rural charm, modern amenities, and easy access to both cities, Errol strikes the perfect balance between village life and urban convenience.



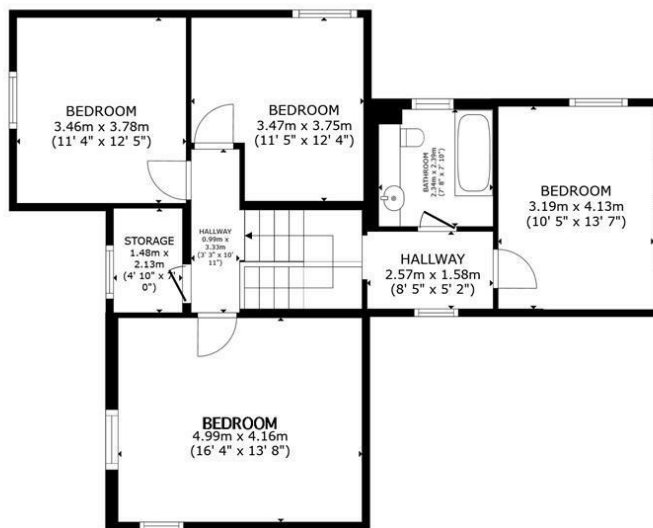






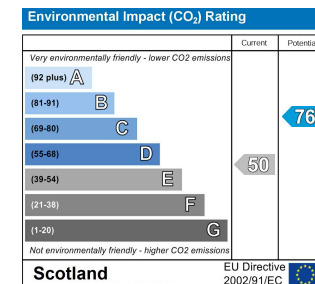
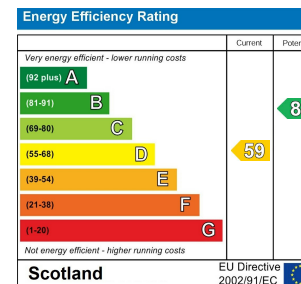
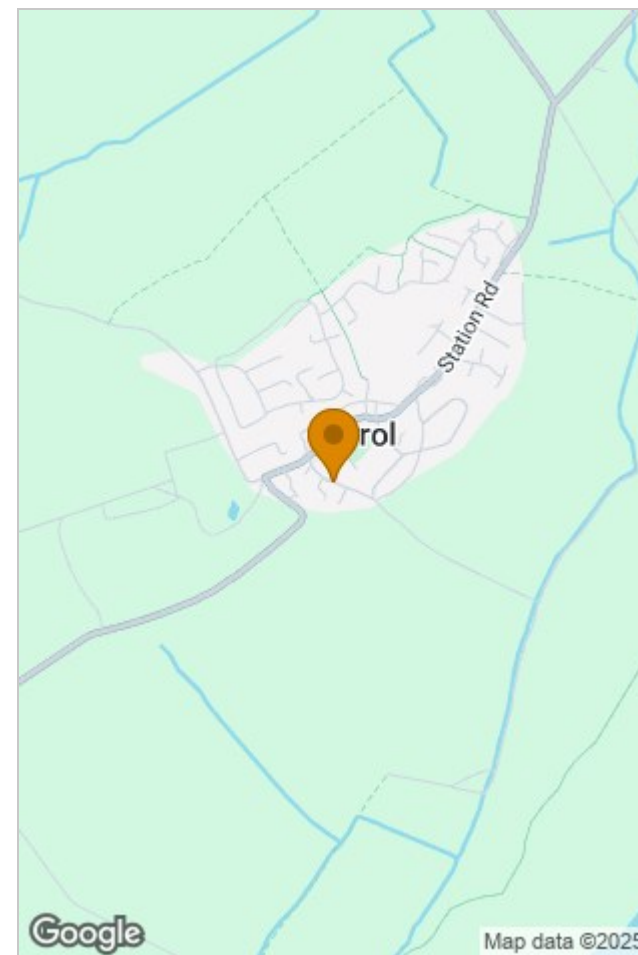


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 106.7 m<sup>2</sup> (1,149 sq.ft.) FLOOR 2 83.7 m<sup>2</sup> (901 sq.ft.)  
TOTAL : 190.4 m<sup>2</sup> (2,050 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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.