



52 Elm Street, Perth, PH2 7SQ  
Offers over £300,000







## 52 Elm Street Perth, PH2 7SQ

- Three bedroom semi-detached family home
- Modern fitted kitchen with dining space
- Principal bedroom with en-suite & storage
- Downstairs WC for convenience
- Enclosed garden with summerhouse
- Spacious lounge with large front window
- French doors to landscaped rear garden
- Modern family bathroom
- Large driveway & garage
- Large plot size

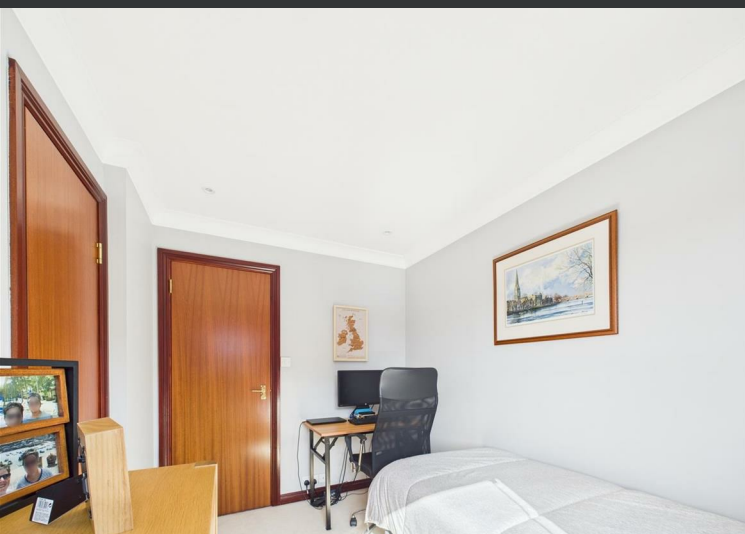
Occupying one of the larger plots within this A&J Stephen development, 52 Elm Street is a beautifully presented semi-detached 3 bedroom family home. Set within the sought after village of Errol. Designed with modern living in mind, the property offers generous proportions, stylish finishes and versatile spaces making it an excellent choice for families and professionals alike.

The ground floor welcomes you with a bright hallway, leading to a spacious lounge featuring a large window which floods the room with natural light. The modern fitted kitchen with additional units and workspace incorporates a dining space/snug if desired. French doors lead out to the beautifully landscaped rear garden – perfect for family gatherings/entertaining. A convenient WC completes the ground floor level. Upstairs 3 well proportioned bedrooms provide spacious accommodations including a generous principal bedroom with built in wardrobes and ensuite shower room. The family bathroom includes a white bathroom suite with separate shower unit. Externally the property boasts a long, double width private driveway and garage with electric door to the front. The fully enclosed rear garden is secured by double gates behind which is an extended paved area. The south facing rear garden is a real suntrap with a mix of lawn, landscaping, patio areas and a small orchard offering both relaxation and play areas. A summerhouse provides additional versatility as a home office, gym, hobby space. With its excellent layout outdoor appeal, generous plot and stylish interiors this is a home which effortlessly combines comfort and convenience.

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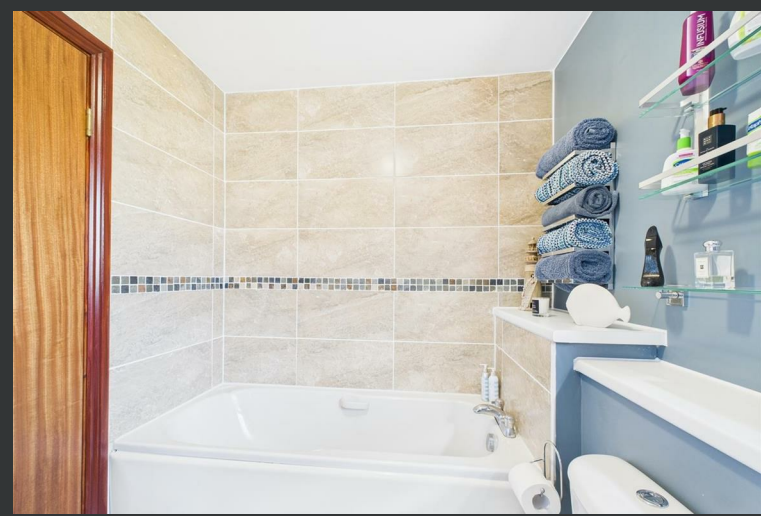




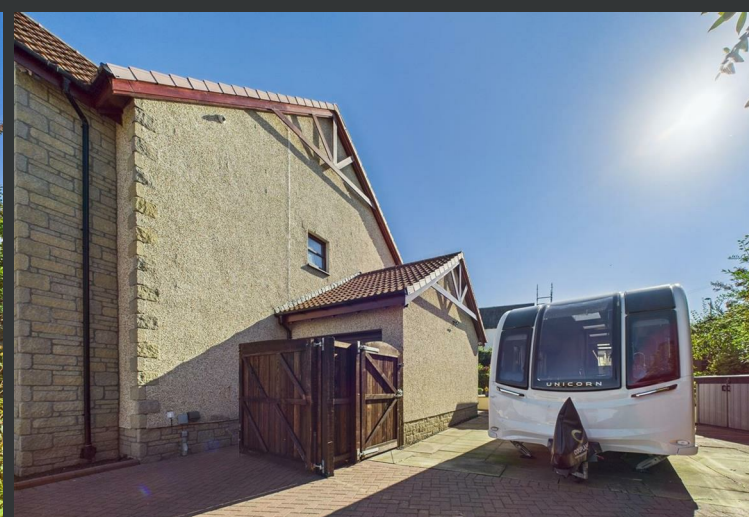


## Location

Errol is a thriving Perthshire village, ideally located between Perth and Dundee, making it a popular choice for commuters. The village offers a strong sense of community, with local amenities including a primary school, convenience stores, post office, pharmacy, and the well-loved Errol Pub. Families benefit from excellent schooling options, while leisure pursuits abound with scenic walks along the River Tay and surrounding countryside. The village also hosts a regular Sunday market, drawing visitors from across the region. With easy access to the A90, Errol is well connected for travel to major cities, while retaining its charm as a peaceful rural base.











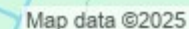
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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