



66 Elm Street  
Errol, Perth, PH2 7SQ



VMH SOLICITORS



# 66

Elm Street, PH2 7SQ

Early viewing is highly recommended of this modern three bedroomed semi-detached villa in excellent move in condition.

- Three bedroomed semidetached villa
- In move in condition
- Gardens front and rear
- Multicar driveway and detached garage
- Within commuting distance of Perth and Dundee
- Lounge
- Kitchen/dining room
- Cloakroom W.C
- 3 bedrooms
- Bathroom with shower



Home Report: £220,000

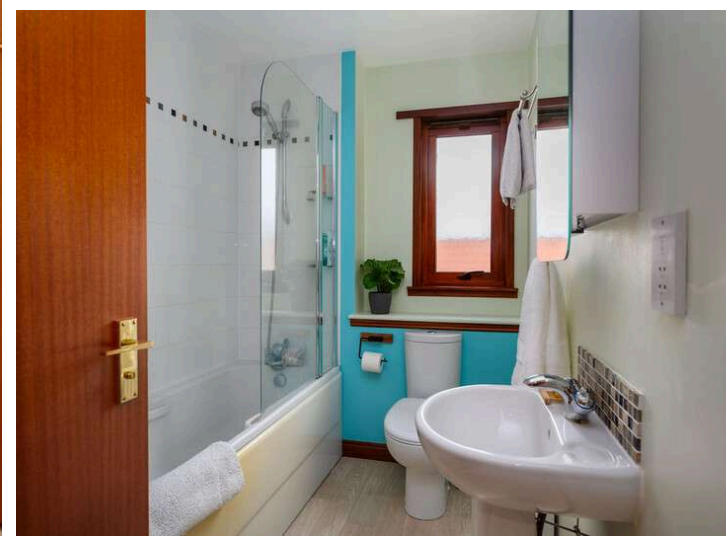
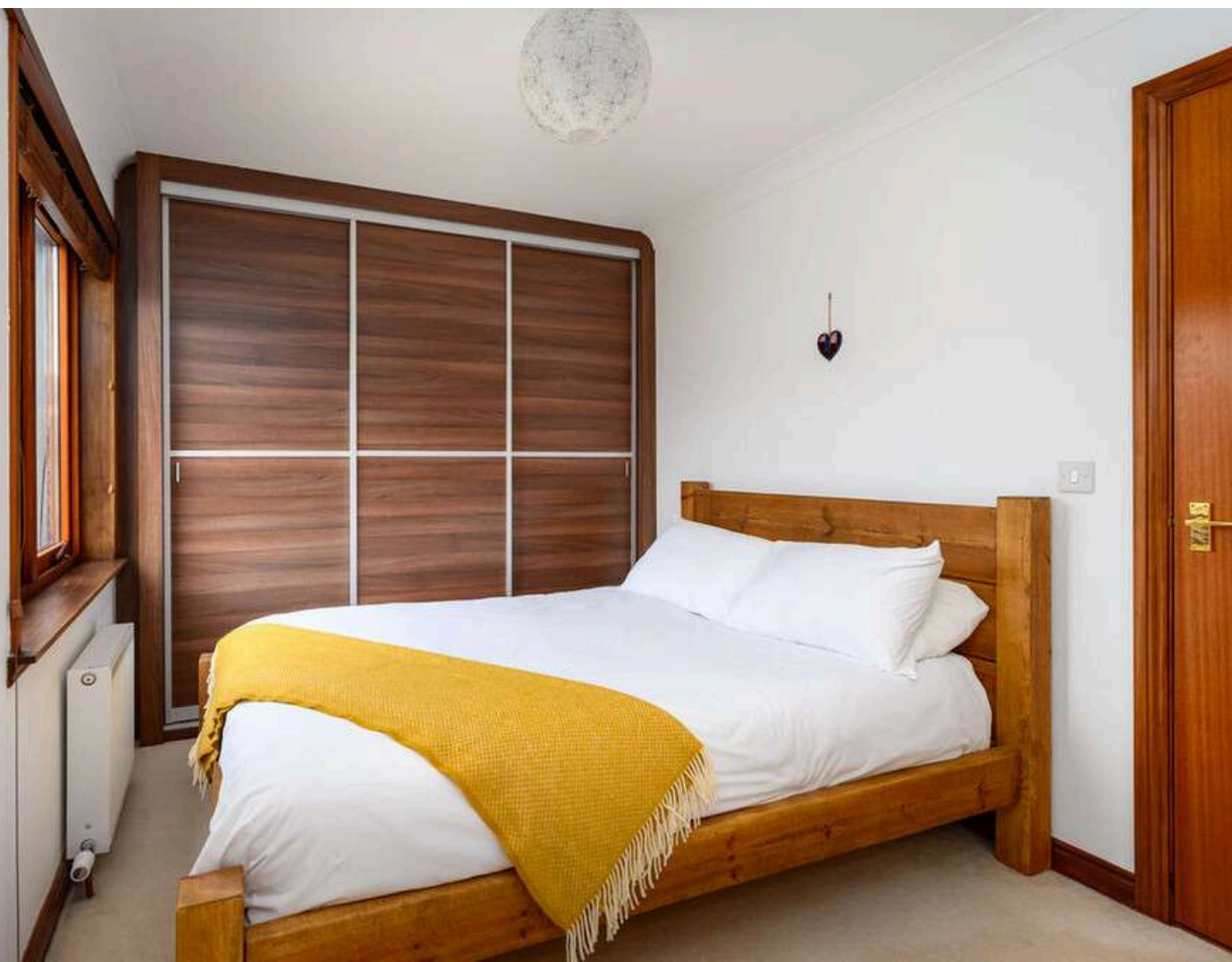
EPC Rating: C

The property opens to a hallway with cloakroom W.C. and stairs to the upper landing. The bright lounge has fitted television unit with storage surround. A generous kitchen/dining room can be found to the rear with wall and base units, electric oven, gas hob, washing machine and dishwasher all to be included within the sale. Upstairs there are 3 bedrooms with one to the front and two to the rear and a partially tiled bathroom with 3-piece suite completes this property.

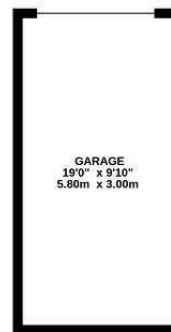
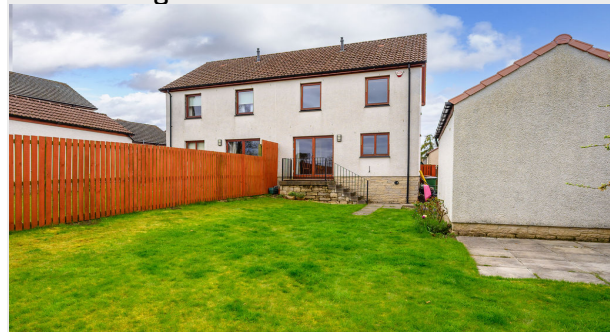
The private front and rear gardens have been laid to lawn for ease of maintenance with a multicar mono block driveway leading to a detached garage for storage.

Gas central heating and double glazed windows help ensure a warm yet cost-effective home.

Extras – to include the aforementioned white goods, carpets curtains and blinds.



Situated in the picturesque village of Errol the property has excellent local amenities including a local primary school, shop, bank, church and community centre. The property is ideally situated for those looking for a semi-rural way of life with plenty of open green spaces nearby but within easy commuting distance of Perth and Dundee.



**TOTAL FLOOR AREA: 1104 sq.ft. (102.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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