



Development Gas Brae, Errol, PH2 7QR
Guide price £150,000

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- Development / renovation project
- Extensive attic space with potential
- Large kitchen and reception areas planned
- Elevated village position
- Ideal for builders or investors
- Over 2000sqft existing accommodation
- Flexible internal layout
- Generous plot with garden ground
- Scope for bespoke design
- Cash purchasers only

This substantial development opportunity occupies an attractive and elevated position within the popular village of Errol and offers excellent potential for redevelopment or completion into a modern 4/5 bedroom detached home over two floors. The existing accommodation extends to approximately 2,100 sq ft including a large attic space offering significant scope for reconfiguration and addition of more rooms.

Internally, the accommodation is currently stripped back and at an advanced stage of renovation, allowing an incoming purchaser to complete the project to their own specification. The proposed layout includes generous reception space, a large kitchen and dining area, multiple bedrooms and bathroom facilities, with flexibility to adapt the internal arrangement to suit individual requirements. Externally, the property sits within a generous plot with some attractive views. The surrounding garden grounds, offer excellent potential for landscaping and also includes plentiful space for parking and a detached garage. The property will be sold as seen with no warranties or guarantees provided. A historic planning application and building warrant were previously issued but have long since expired and as such there property/site will be sold with no planning approval in place. It is believed there may be a gas supply and water connection within the site but cannot be guaranteed. As the subjects are classed as unmortgageable, this opportunity is for cash purchasers only.



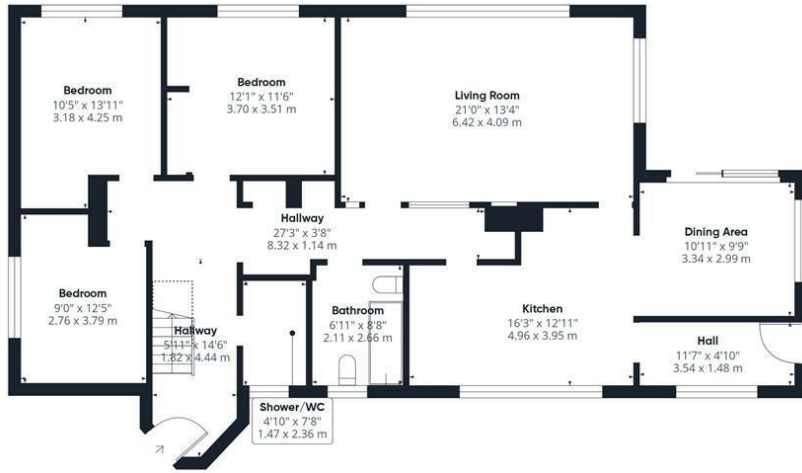


Location

Errol is a well-regarded village located between Perth and Dundee, offering a strong community atmosphere and a range of local amenities including shops, cafés, primary schooling and recreational facilities. The village is particularly popular with commuters, benefiting from excellent access to the A90, providing swift links to Perth, Dundee and the wider motorway network. Surrounded by attractive countryside and close to the River Tay, Errol combines rural charm with everyday convenience, making it an increasingly desirable location for residential development and family living.







Ground floor



Floor 1



Approximate total area⁽¹⁾

2170 ft²
201.7 m²

Reduced headroom

149 ft²
13.9 m²

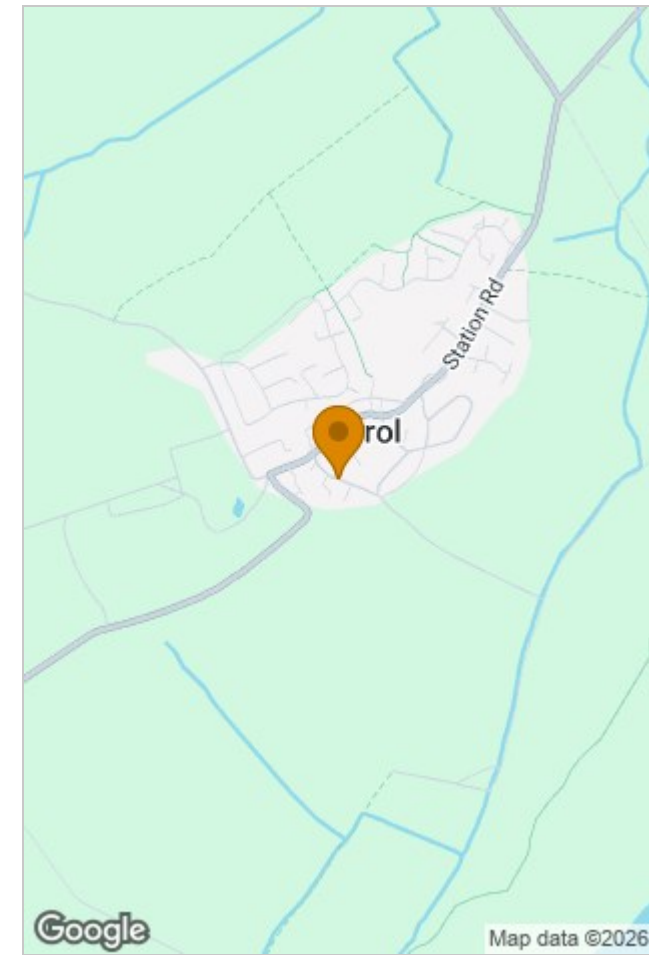
(1) Excluding balconies and terraces.

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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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.