

Simple Approach



Estate Agents



Holmlea High Street, Perth
PH2 7QQ

Offers over £156,950

This bright and spacious end-terraced house is situated on High Street in the popular village of Errol, ideally positioned for access to both Perth and Dundee. The property offers well-proportioned accommodation arranged over three floors, with plenty of flexibility for modern family living.

On the ground floor, there is a welcoming open-plan kitchen and dining area, a useful utility room and a well-sized bedroom. The first floor offers a large and bright lounge featuring a charming fire stove, a second bedroom and a family bathroom. On the top floor, the property benefits from a spacious attic room, providing excellent additional living space and potential for a variety of uses.

Further benefits include gas central heating and double glazing. Externally, there is a private rear garden, providing a pleasant outdoor space. The property is ideally located within the sought-after village of Errol, with convenient transport links to both Perth and Dundee.

Kitchen + Dining Room

9'10" x 16'0" (3.00 x 4.88)

24'2" x 12'5" (7.39 x 3.80)

Utility Room

8'3" x 6'3" (2.52 x 1.91)

Bedroom One (Downstairs)

9'11" x 15'8" (3.03 x 4.80)

Lounge (Upstairs)

16'11" x 15'3" (5.17 x 4.67)

Bedroom Two (Upstairs)

11'6" x 10'5" (3.53 x 3.20)

Family Bathroom

7'1" x 4'11" (2.18 x 1.50)

Attic Room



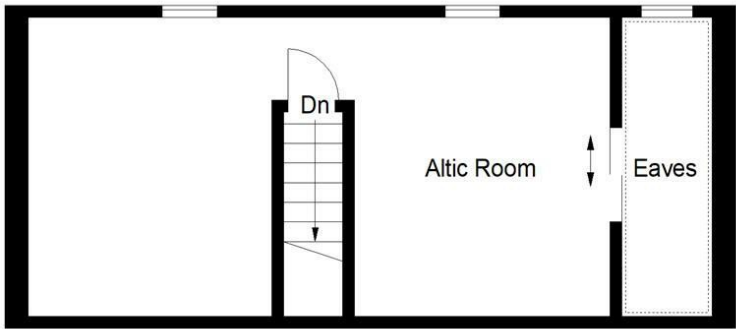


- End Terraced House
- Bright & Spacious Lounge
- Highly Sought After Location

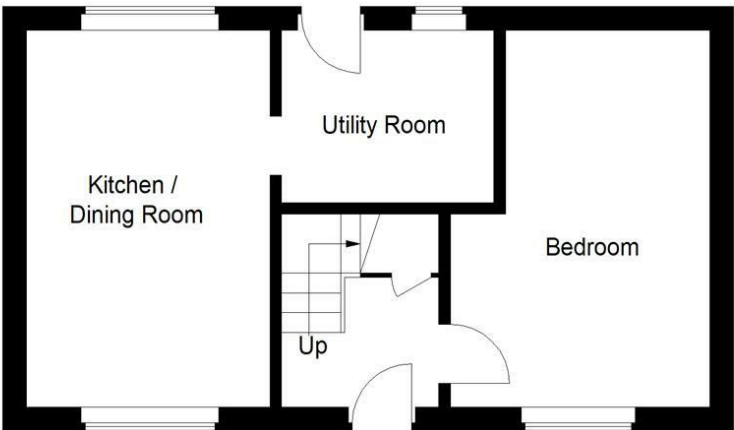
- Two Generous Bedrooms & An Attic Room
- Private Rear Garden
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!

- Sizeable Kitchen & Dining Area
- Gas Central Heating & Double Glazing

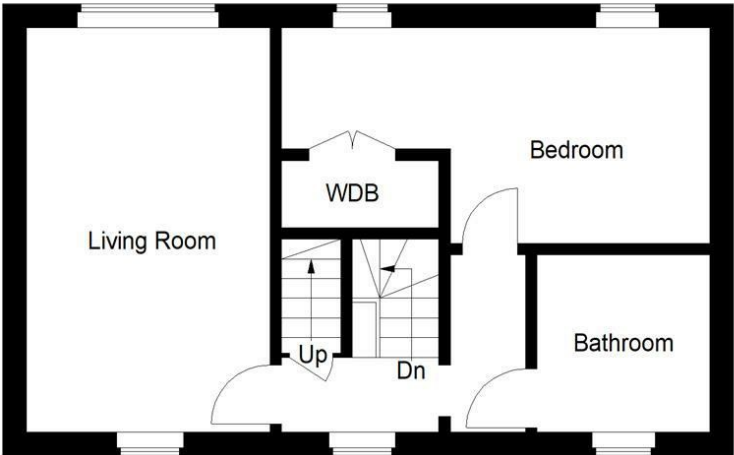




Second Floor

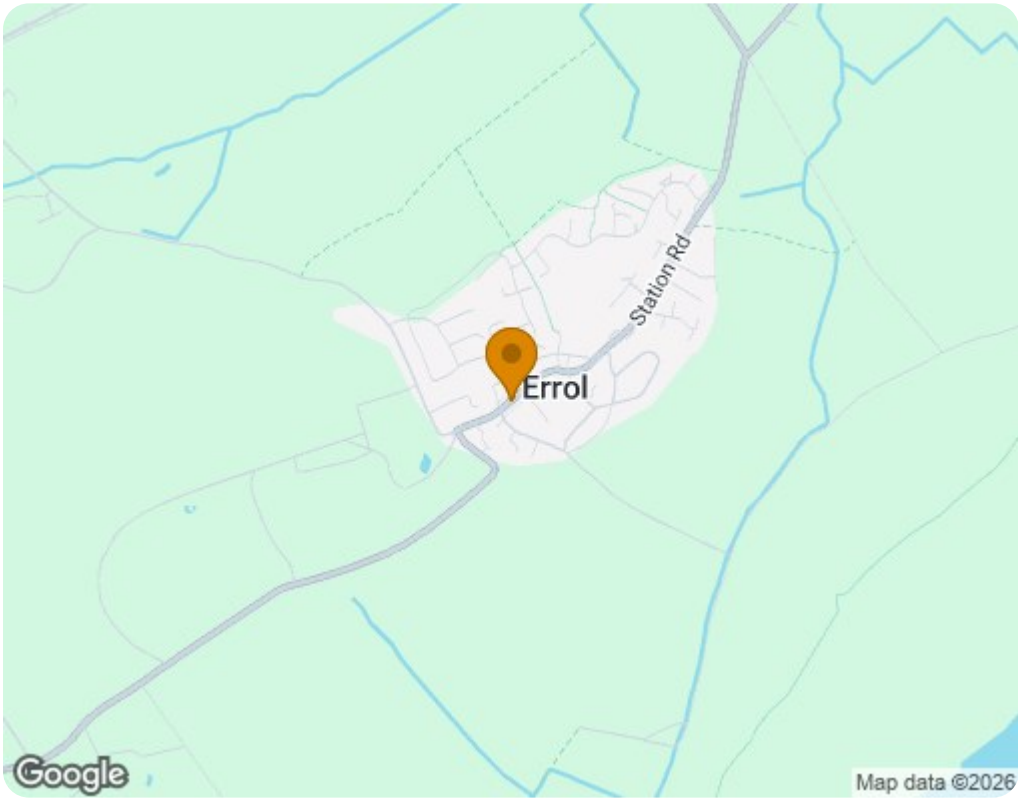


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339692)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		