

Simple Approach



**South Inchmichael Cottage , Errol, Perth
PH2 7SP**

Offers over £347,950

South Inchmichael Cottage , Errol, Perth, PH2 7SP

This is an outstanding opportunity to purchase a very well presented, detached house with picturesque surroundings, set within the ever desirable area of Errol. Set within a highly sought after location, South Inch Michael Cottage is ideally placed to take advantage of all local amenities along with being just a short drive away from both Perth and Dundee City Centres. This impressive family home is the ideal purchase for a wide range of buyers and offers adaptable accommodation which comprises; a sizable lounge, a separate dining room which is currently being utilized as a home gym, contemporary kitchen with ample space for dining, useful utility room, six generous bedrooms three of which have ensuite shower rooms and a further family bathroom. Specification includes double glazing and oil fired central heating. Externally the property enjoys a well manicured private garden along with a large driveway suitable for multiple vehicles. Viewing is essential to appreciate the overall space, excellent location and beautiful surroundings on offer at this lovely family home.

Kitchen

15'3" x 16'0" (4.65 x 4.88)

Utility

7'6" x 6'8" (2.30 x 2.04)

Dining Room / Gym

11'1" x 12'4" (3.39 x 3.78)

Lounge

19'7" x 20'5" (5.97 x 6.24)

Bedroom / Office

15'7" x 8'3" (4.77 x 2.54)

Bedroom

12'1" x 11'11" (3.69 x 3.65)

Bedroom

12'0" x 11'5" (3.68 x 3.49)

Bedroom

13'3" x 11'10" (4.06 x 3.62)

Shower Room

6'1" x 6'7" (1.87 x 2.03)

Bathroom

8'0" x 7'6" (2.45 x 2.30)

Bedroom

13'7" x 15'5" (4.16 x 4.72)

Ensuite

5'11" x 7'6" (1.82 x 2.31)

Bedroom

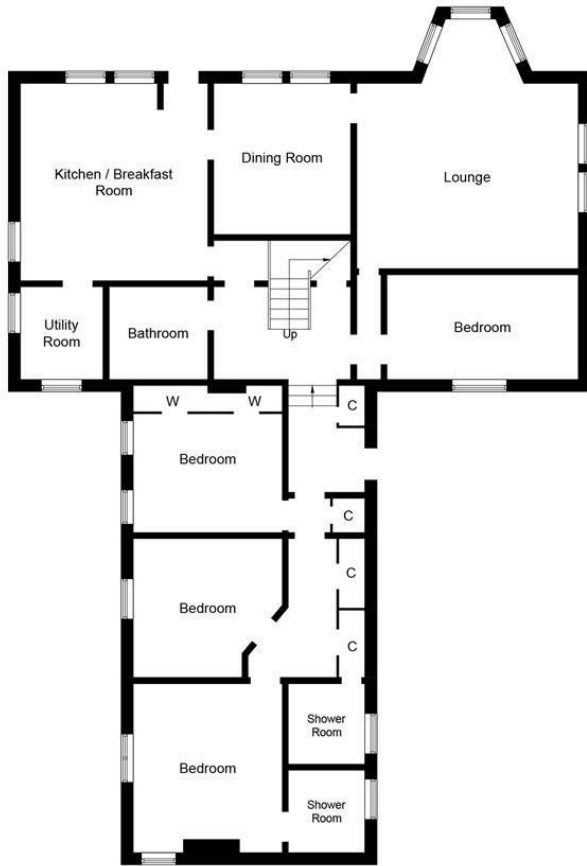
15'6" x 12'10" (4.73 x 3.92)



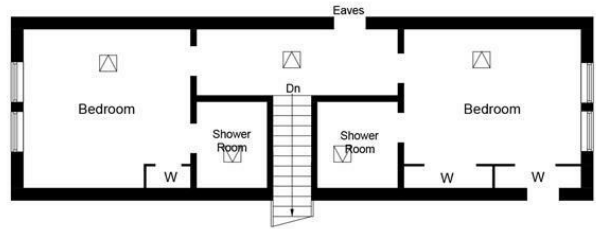


- Impressive Detached House
- Stylish Fitted Kitchen
- Large Private Driveway
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Six Sizable Bedrooms - Three Ensuite
- Ample Living Space Throughout
- Attractive Private Garden
- Bright & Spacious Lounge
- Desirable Rural Location
- Oil Central Heating & Double Glazing

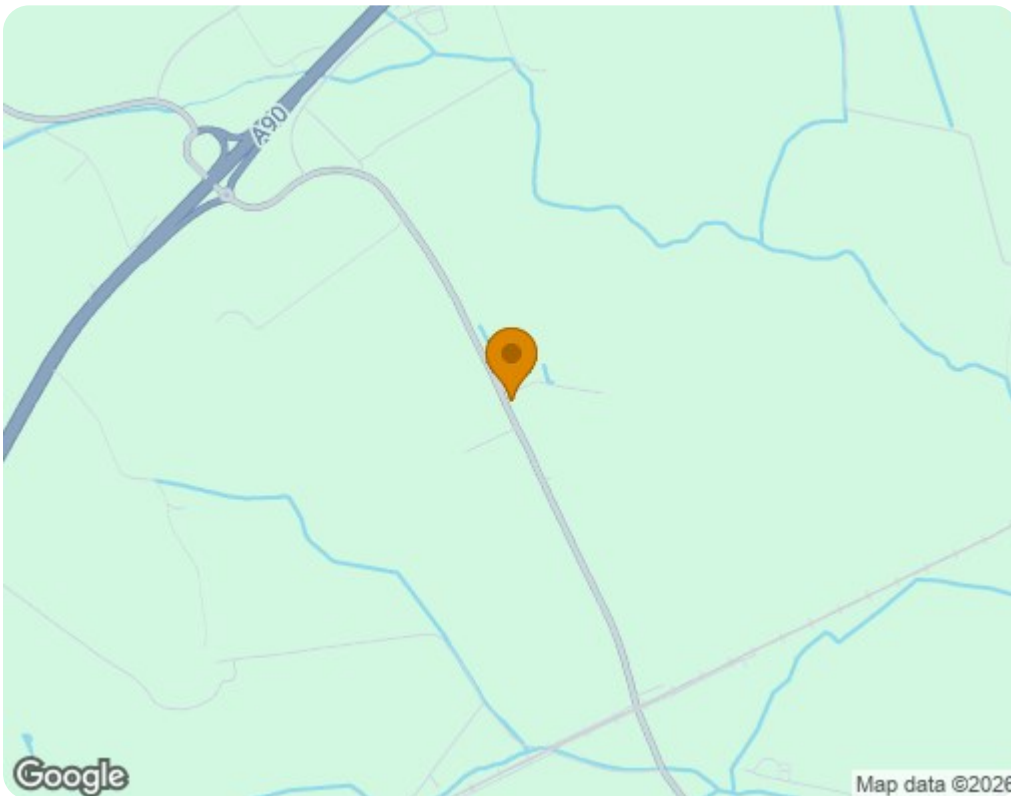




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	