



**Premier
Properties**
Perth



3 Taybank Stables Station Road, Perth, PH2 7QB Offers Over £219,000

 3  1  1  C

Positioned just 11 miles from Perth, the property benefits from excellent connectivity via the nearby A90, providing easy access to Dundee and Ninewells Hospital, Edinburgh, and Glasgow. Errol itself offers a strong sense of community along with essential amenities including a convenience store and a well-regarded primary school.

Internally, the property offers generous accommodation throughout. The ground floor comprises a welcoming entrance hall, a well-appointed kitchen, and a spacious living room with ample space for dining. A convenient downstairs W.C. completes the lower level.

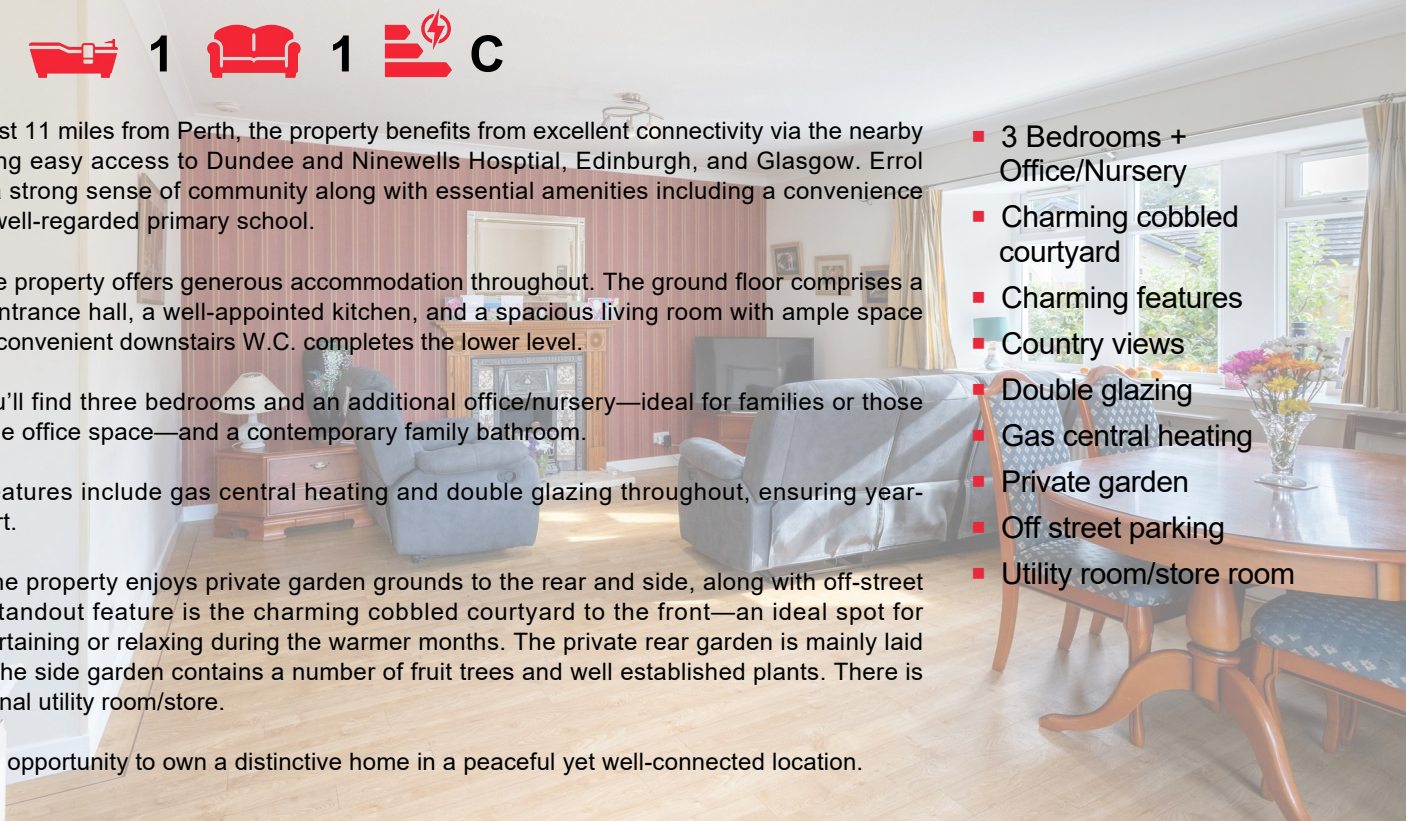
Upstairs, you'll find three bedrooms and an additional office/nursery—ideal for families or those needing home office space—and a contemporary family bathroom.

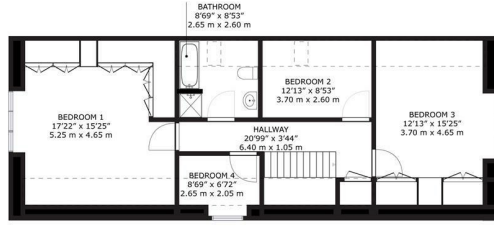
Additional features include gas central heating and double glazing throughout, ensuring year-round comfort.

Externally, the property enjoys private garden grounds to the rear and side, along with off-street parking. A standout feature is the charming cobbled courtyard to the front—an ideal spot for outdoor entertaining or relaxing during the warmer months. The private rear garden is mainly laid to lawn and the side garden contains a number of fruit trees and well established plants. There is also an external utility room/store.

This is a rare opportunity to own a distinctive home in a peaceful yet well-connected location.

- 3 Bedrooms + Office/Nursery
- Charming cobbled courtyard
- Charming features
- Country views
- Double glazing
- Gas central heating
- Private garden
- Off street parking
- Utility room/store room

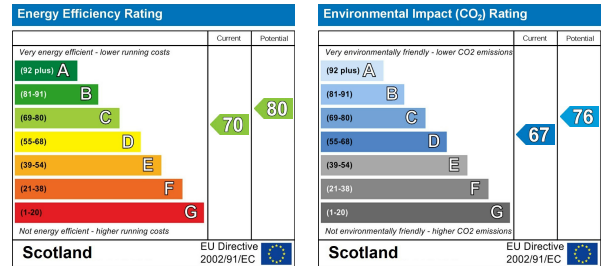




3 Taybank Stables, Station Road Errol, Perth, PH2 7QB

GROSS INTERNAL AREA
FLOOR 1: 573 sq. ft./53.3 m2, FLOOR 2: 809 sq. ft./75.2 m2
TOTAL: 1383 sq. ft./128.5 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB
T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk
www.premierpropertiesperth.co.uk