

Possible
Making it Possible

Avalon Grange, Errol, PH2 7TB

Offers over £365,000

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Avalon Grange
Errol, PH2 7TB

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- Superb detached bungalow
- Principal bedroom with en-suite
- Separate dining room
- Well-appointed kitchen
- Private driveway and garage
- Three bedrooms
- Generous living room
- Bright conservatory
- Beautifully maintained gardens
- Large detached summer house

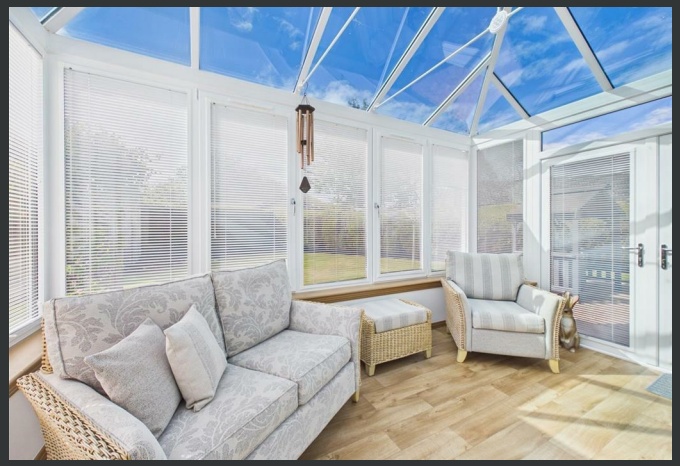
Set within the peaceful hamlet of Grange, close to Errol, Avalon is a highly impressive, detached bungalow combining generous accommodation, beautifully maintained gardens and an excellent standard of presentation throughout.

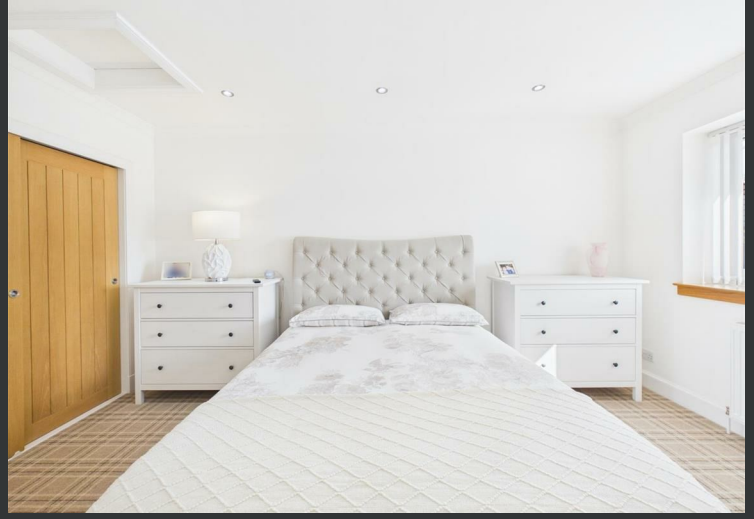
A welcoming vestibule and hallway lead into the spacious living room, where a large picture window brings in plenty of natural light and built-in shelving provides a smart focal point. The well-appointed kitchen offers extensive storage and workspace, sitting conveniently alongside the separate dining room, with French doors opening outside. A bright conservatory provides a further relaxing living space and enjoys an attractive outlook across the garden. The accommodation includes three bedrooms, with the largest benefiting from its own en-suite shower room, while a separate family bathroom serves the remaining rooms. The layout is particularly practical, with everything arranged across one level and useful storage incorporated throughout. Outside is every bit as appealing. The property sits within generous, carefully maintained garden grounds with extensive lawn, mature planting and established hedging. A private driveway provides excellent off-street parking and leads to the garage. To the rear, a large, detached summer house building offers valuable additional storage or hobby space and is equipped with power and lighting. There is also an additional, large timber shed/store. All in all, Avalon is a spacious, exceptionally well-kept home with an attractive balance of indoor and outdoor space.

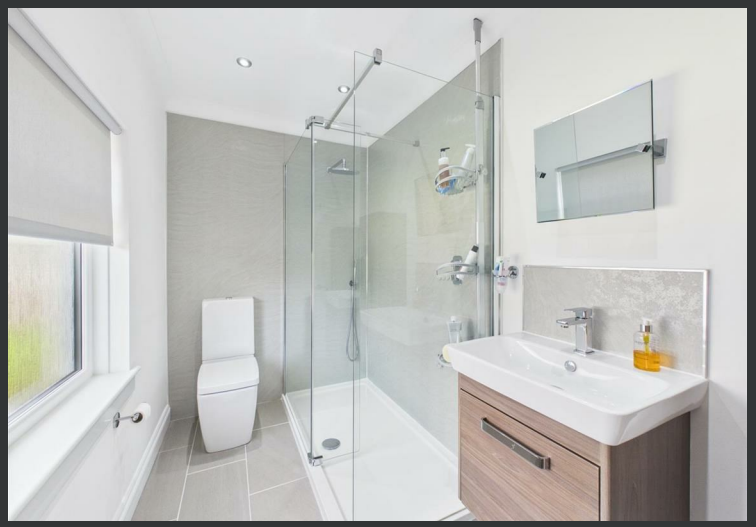









Location

Grange enjoys an attractive semi-rural setting close to the popular Perthshire village of Errol, within the Carse of Gowrie and conveniently positioned between Perth and Dundee. Errol provides a range of everyday shops and services along with primary schooling, while the surrounding countryside offers plenty of opportunities for walking and cycling. The area is particularly well placed for commuters, with straightforward access to the A90 providing connections towards both Perth and Dundee. Bus services also connect Errol and the surrounding area with the two cities, making this an appealing setting for those seeking village and countryside living without feeling isolated.















Approximate total area(1)

1417 ft²

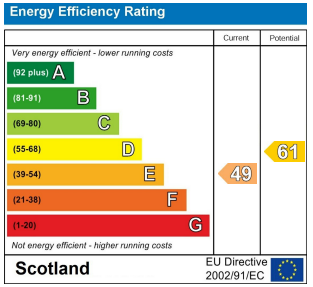
131.6 m²

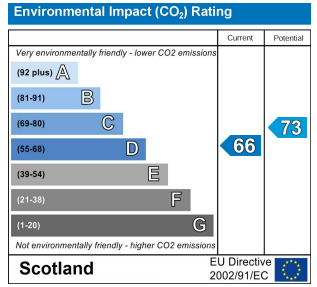
(1) Excluding balconies and terraces

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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@weareposible.co.uk
weareposible.co.uk