

Simple Approach



North View High Street, Perth
PH2 7QQ

Offers over £234,950

North View is a beautifully presented and deceptively spacious family home, enjoying a sought-after position within the popular village of Errol. Offering generous accommodation across two levels, this charming property has been well maintained and tastefully decorated throughout, making it an ideal purchase for a wide range of buyers.

The accommodation comprises a bright and welcoming lounge, enhanced by a cosy stove burner which creates a wonderful focal point and a warm, inviting atmosphere. The modern fitted kitchen provides a stylish and practical space for everyday living and entertaining. There are three well-proportioned bedrooms, including a spacious ground floor bedroom which benefits from its own dressing room, offering excellent storage and versatility. Two further bedrooms are located on the upper level, alongside a contemporary shower room.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Externally, the property boasts a sizeable private rear garden, providing an excellent outdoor space for families, gardening enthusiasts or those who enjoy outdoor entertaining. Situated within a highly desirable location, the property enjoys easy access to local amenities, schooling and transport links, while benefiting from the welcoming community atmosphere that Errol is renowned for. Errol is conveniently positioned between Perth and Dundee, making it an excellent choice for commuters.

This fantastic home combines character, space and modern comforts, and is sure to appeal to a variety of purchasers seeking village living in a popular Perthshire location.

Lounge

14'10" x 14'10" (4.54 x 4.53)

7'8" x 6'2" (2.34 x 1.90)

Kitchen

10'2" x 10'4" (3.10 x 3.15)

Bedroom One (downstairs)

11'1" x 11'9" (3.39 x 3.59)

Dressing Room

11'8" x 11'0" (3.58 x 3.36)

Bedroom Two (Upstairs)

11'0" x 8'9" (3.36 x 2.67)

Bedroom Three (Upstairs)

10'0" x 8'3" (3.05 x 2.52)

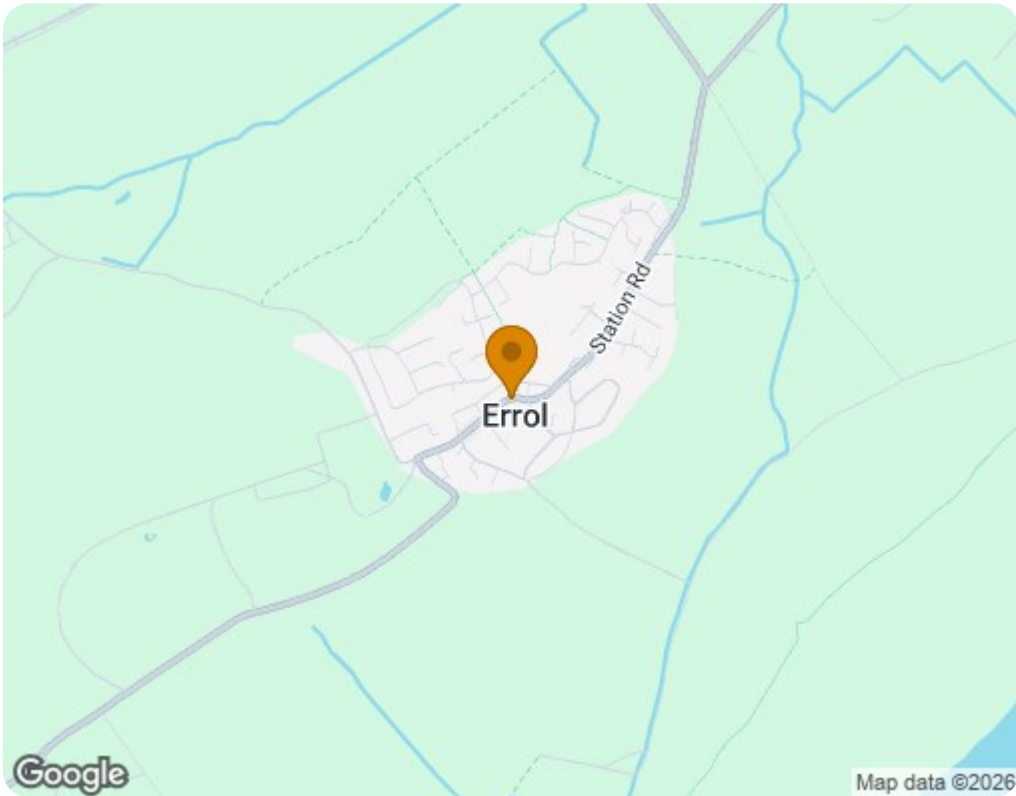
Shower Room





- Beautifully Presented Throughout
- Modern Kitchen
- Popular Village Location
- Private Parking Spaces
- Bright Lounge With Feature Stove Burner
- Ground Floor Bedroom With Dressing Room
- Excellent Commuting Links To Perth And Dundee
- Three Generous Bedrooms
- Gas Central Heating And Double Glazing Throughout
- EV Charger





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(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	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		