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Leading Perthshire Estate Agency

East Mains Of Carse Grange, Errol, Perth, PH2 7SY

Offers Over £298,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

East Mains Of Carse Grange, Errol, Perth, PH2 7SY

Many thanks for your interest with East Mains Of Carse Grange, Errol, Perth, PH2 7SY.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Set within the picturesque Carse Of Gowrie in Perthshire, Grange is ideal for the commuter with access to the cities of Perth and Dundee just a short distance away.

The village of Errol has a range of amenities including restaurants/pubs, butchers, local shops, doctors' surgery, chemist, post office and an excellent primary school.

Ninewells hospital and medical school are within easy reach and PRI, Abertay and Dundee Universities, Dundee Airport and Technology Park are all within close proximity.

There are mainline railway stations at Dundee and Perth.



Property Summary

We are delighted to bring to the market this spacious THREE-BEDROOM End terraced traditional villa situated within a quiet location in Grange, a lovely hamlet close to Errol.

The accommodation comprises entrance vestibule; WC with white suite; spacious and bright lounge with media wall and adjacent shelving; large kitchen/dining room with integrated double oven, hob, extractor, dishwasher, fridge/freezer and Belfast sink; rear hall with large storage cupboard and utility room on the ground floor and 3 spacious double bedrooms, each with fitted wardrobes and family bathroom on the first floor.

There is double glazing and oil central heating throughout.

Externally the driveway provides off street parking for 2 vehicles and the garage allows for a great storage space and can house a small vehicle due to the rear being converted into utility room.

The garden is predominantly to the front and side and is enclosed and AstroTurf for ease of maintenance.

Viewing is highly recommended.



Key property features

- ✓ Traditional end terraced villa
- ✓ Spacious lounge with media wall
- ✓ Large Kitchen/Dining Room
- ✓ Utility room with pulley and Belfast sink
- ✓ WC and Bathroom
- ✓ 3 Double Bedrooms
- ✓ Enclosed garden
- ✓ Driveway & excellent storage
- ✓ Magnificent countryside views
- ✓ Quiet location, yet close to amenities







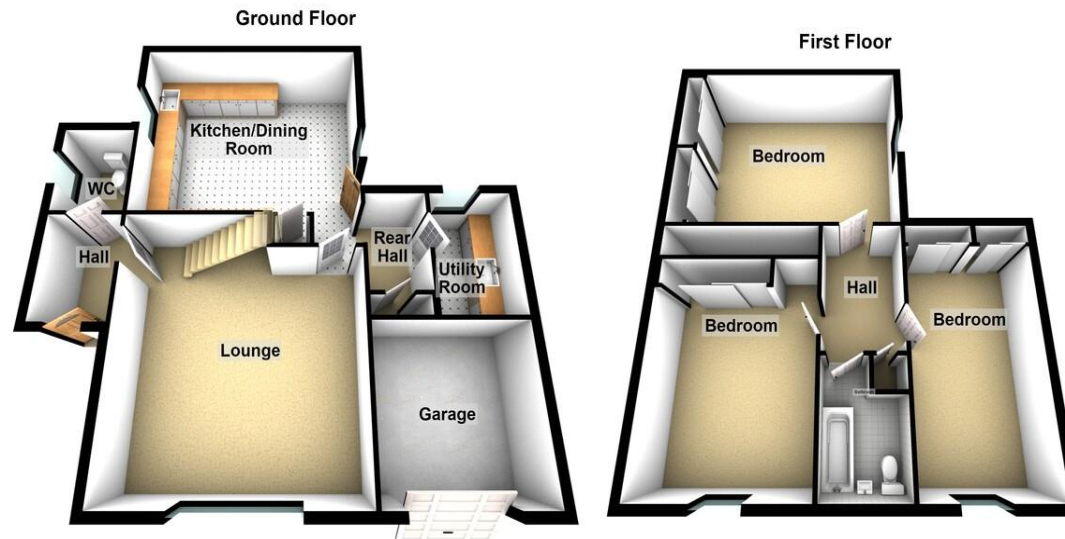


Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



Floorplans



Property Room Sizes

VESTIBULE

WC

5' 11" x 4' 7" (1.820m x 1.4m)

LOUNGE

18' x 17' 7" (5.49m x 5.36m)

KITCHEN/DINER

17' 7" x 16' 0" (5.36m x 4.88m)

UTILITY ROOM

8' 0" x 4' 9" (2.46m x 1.47m)

BEDROOM

17' 7" x 12' 8" (5.36m x 3.86m)

BEDROOM

14' 1" x 10' 8" (4.29m x 3.25m)

BEDROOM

17' 7" x 7' 8" (5.36m x 2.34m)

BATHROOM

10' 5" x 6' 5" (3.18m x 1.96m)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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