Simple Approach

Estate Agents







South Inchmichael Cottage , Errol

PH2 7SP

Fixed asking price £334,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

South Inchmichael Cottage , Errol, 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)







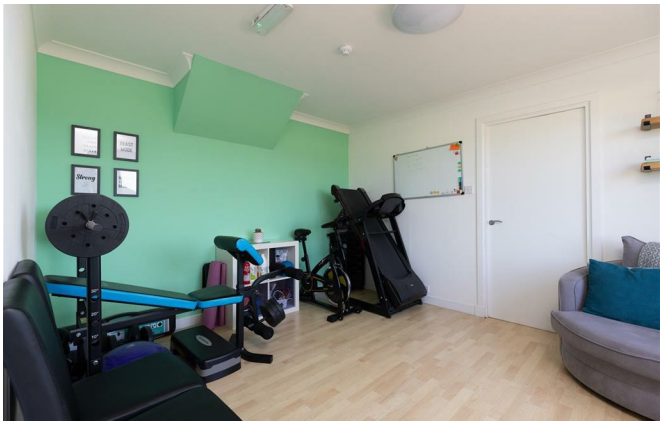


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- Impressive Detached House This Property Is Sold As Seen
- Stylish Fitted Kitchen
- Large Private Driveway
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Six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

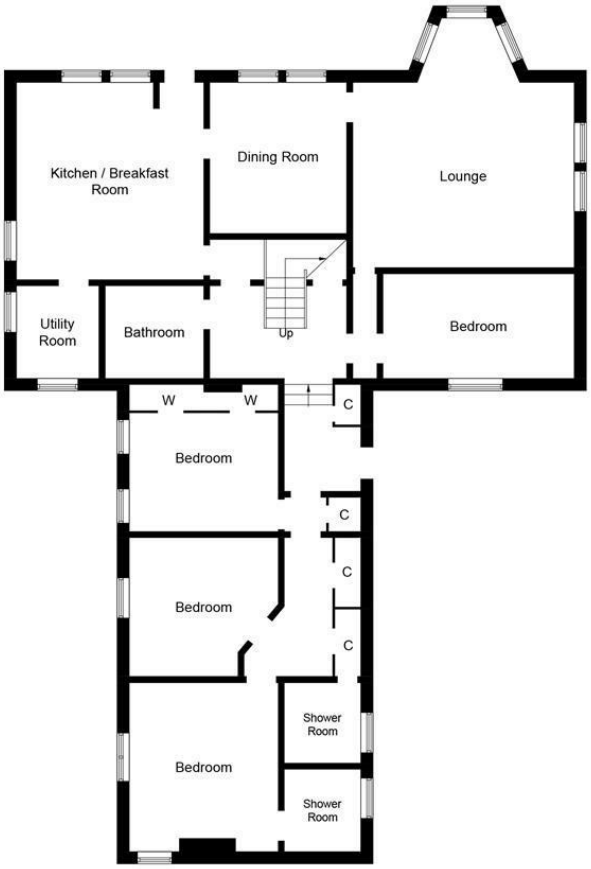




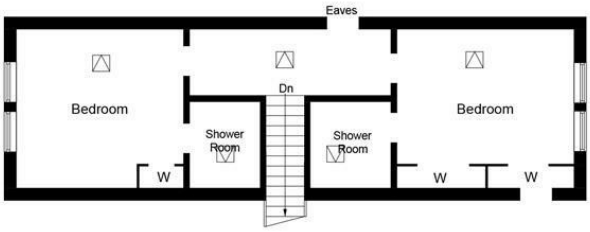




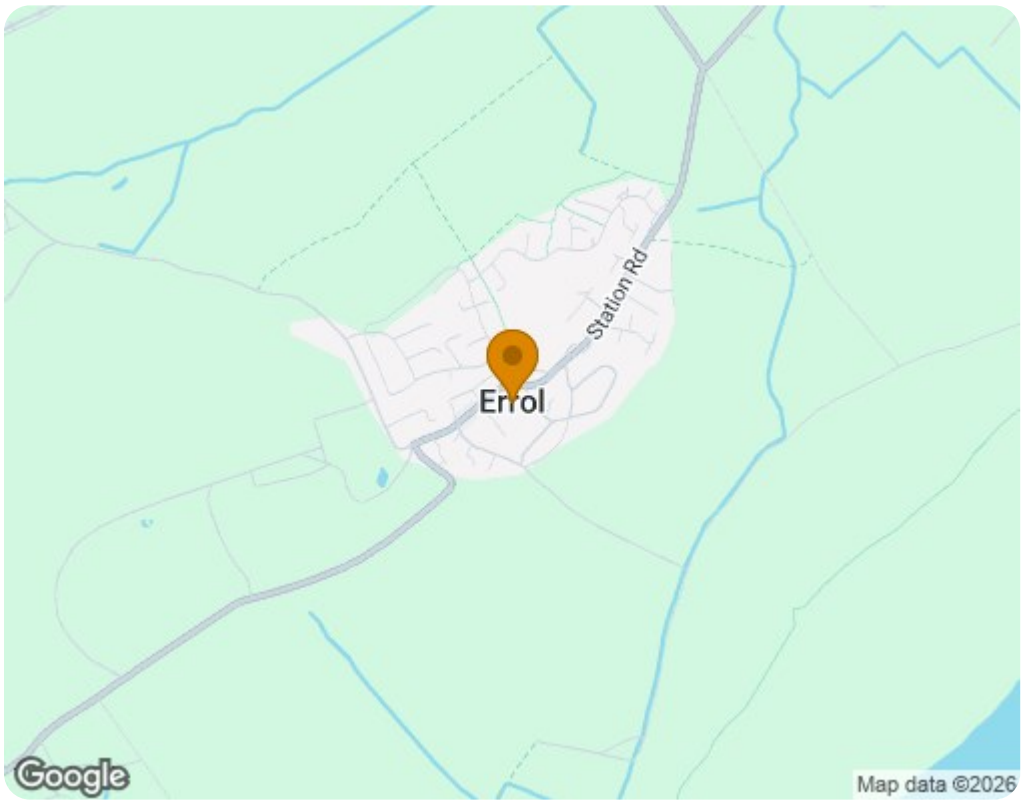
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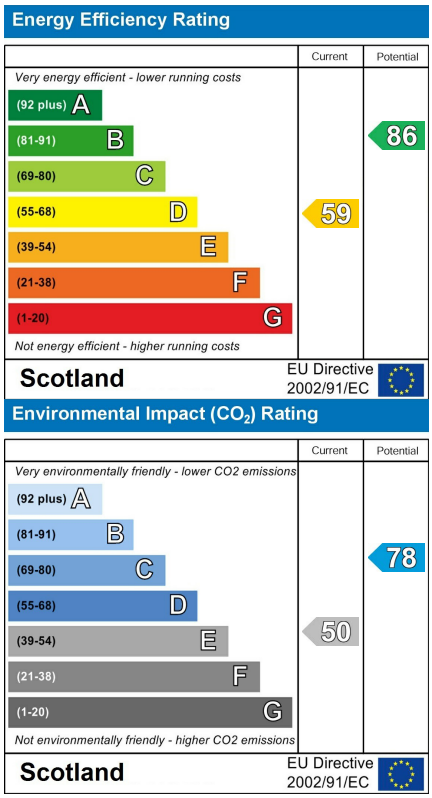


Ground Floor



First Floor





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