

Simple Approach



**1 Kirkstyle High Street, Perth  
PH2 7QF**

**Offers over £169,950**



Situated on the popular High Street in the charming village of Errol, this beautifully maintained end-terraced home offers spacious and stylish living, ideal for families, couples, or professionals seeking comfort and convenience in a peaceful yet well-connected location.

The ground floor features a bright and generously proportioned lounge, enhanced by natural light and offering ample space for a comfortable dining area. The modern, well-appointed kitchen boasts sleek contemporary units, and ample worktop space, providing both style and functionality. A convenient downstairs WC adds further practicality to the layout. Upstairs, the property offers three well-sized bedrooms, each presented with excellent style, suitable for a range of uses from sleeping accommodation to home office space. The chic shower room features a stylish walk-in shower. Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Externally, the property enjoys well-maintained garden grounds to both the front and rear, offering private outdoor space for relaxing, gardening, or outdoor dining. Ample on-street parking is available for residents and visitors. Located within easy reach of local amenities including a doctor surgery, pharmacy, schools, and excellent transport links to Perth, Dundee, and beyond, this attractive home offers a wonderful opportunity to enjoy village life with all the benefits of modern living. Early viewing is highly recommended to appreciate all that is on offer here at Kirkstyle, High Street, Errol.

### Lounge

18'11" x 12'5" (5.77 x 3.75)

### Downstairs WC

4'0" x 2'6" (1.23 x 0.77)

### Kitchen

18'9" x 12'10" (5.74 x 3.92)

### Shower Room

11'6" x 6'0" (3.52 x 1.83)

### Bedroom One

10'11" x 11'0" (3.34 x 3.36)

### Bedroom Two

15'1" x 7'7" (4.62 x 2.32)

### Bedroom Three / Dressing Room

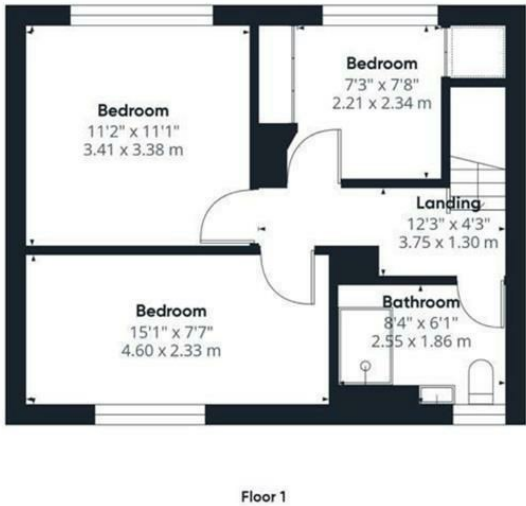






- Beautifully presented end-terraced home
- Three well-proportioned bedrooms
- Ample on-street parking available
- Bright and spacious lounge with space for dining
- Contemporary shower room with walk-in shower
- Located in a charming village with easy access to Perth, Dundee & local amenities
- Stylish kitchen and Convenient downstairs WC
- Efficient gas central heating and double glazing throughout
- South Facing Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		