

Simple Approach



COBBLERS BRAE, ERROL PH27QR



**Bottom Flat, Cobble Brae Gas Brae, Perth
Perthshire PH2 7QR**

Offers over £99,950

Simple Approach are pleased to welcome this bright southern facing two bedroom ground floor flat on Gas Brae in Errol to the open market. Set within the heart of Errol, this property boasts sought-after features such as gas central heating, double glazing, off street parking and spacious accommodation throughout. This property is the perfect purchase for any first time buyer or growing family looking for a conveniently located, move-in condition home. Comprising a bright and spacious lounge, modern kitchen with ample units, two double bedrooms and a stylish modern double shower room. Set in the heart of the ever desirable village of Errol and is ideally placed to take advantage of the close proximity of amenities found in the village itself as well as in the larger cities of Perth and Dundee set in either direction on the A90. Viewing is absolutely essential in order to appreciate the spacious accommodation and the overall good condition of property that is on offer.

Lounge

14'9" x 11'9" (4.5 x 3.6)

Kitchen

6'3" x 9'0" (1.93 x 2.75)

Master Bedroom

7'6" x 11'4" (2.31 x 3.47)

Bedroom 2

14'11" x 8'10" (4.56 x 2.71)

Bathroom

4'0" x 9'6" (1.23 x 2.9)

External

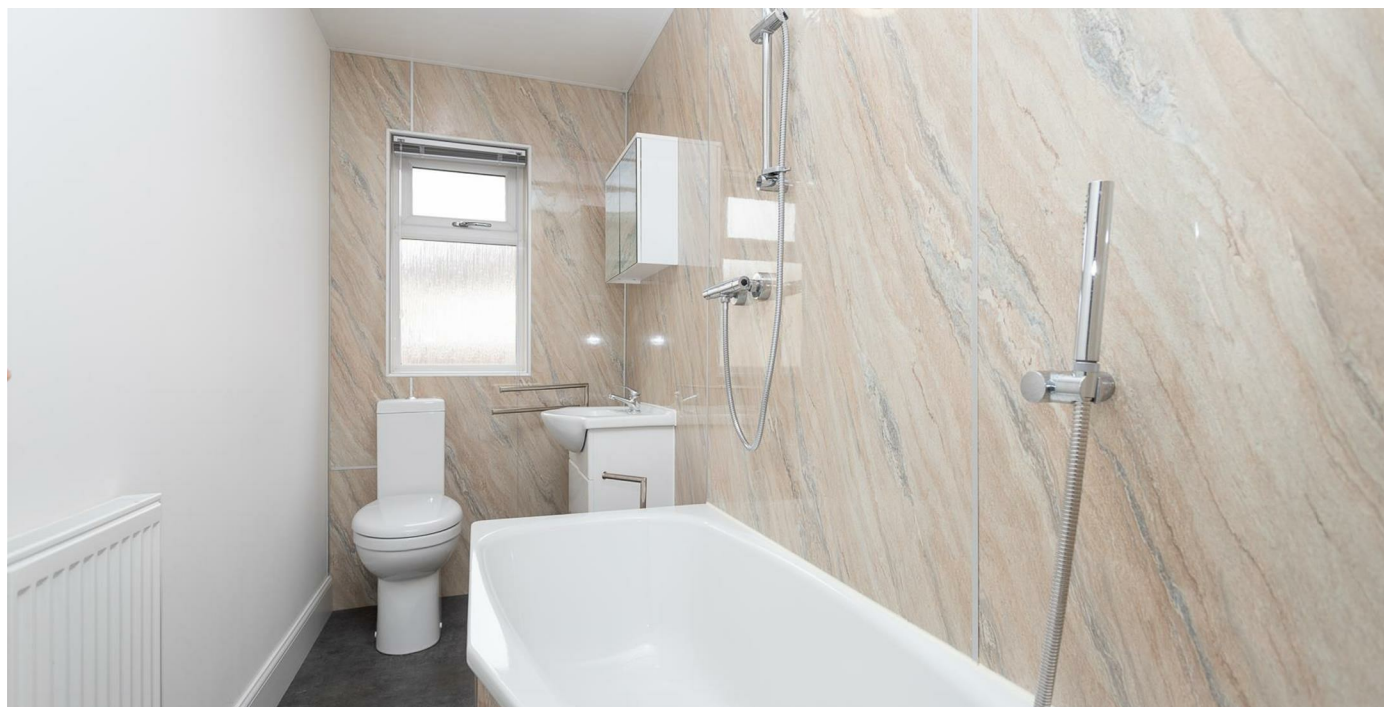
Mainly laid to lawn and enclosed by new gated timber fencing providing safety and privacy making it ideal for both children and pets, making this a haven for relaxation and entertainment in the summer months with present

southerly outlook. To the front there is a new tarmac driveway providing off street private parking.

Location

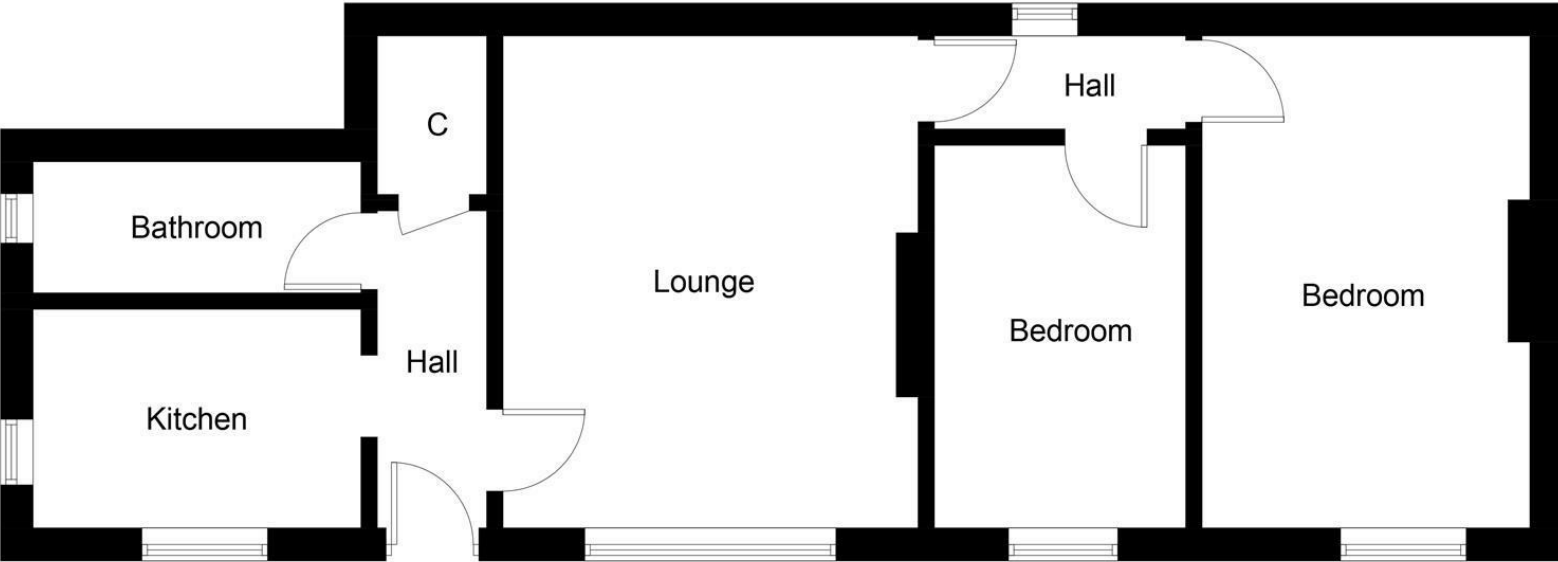
The village of Errol lies a perfect distance between Perth and Dundee on the Carse of Gowrie, so the local commuter can benefit from being within close proximity of all amenities found in both major cities. The village itself offers its very own High Street with a local shops, Bistro, large communal play park, pub, doctors surgery, post office, butchers and the reputable Errol Primary School, just a few minutes away for those with young children, with the added benefit of an hourly bus service. Gas Brae is situated on the edge of Errol and so offers beautiful views to open fields and hills in the distance. The village offers lovely parks and woodland walks for those who enjoy the countryside and is ideal for dog walkers, which only viewing will confirm.



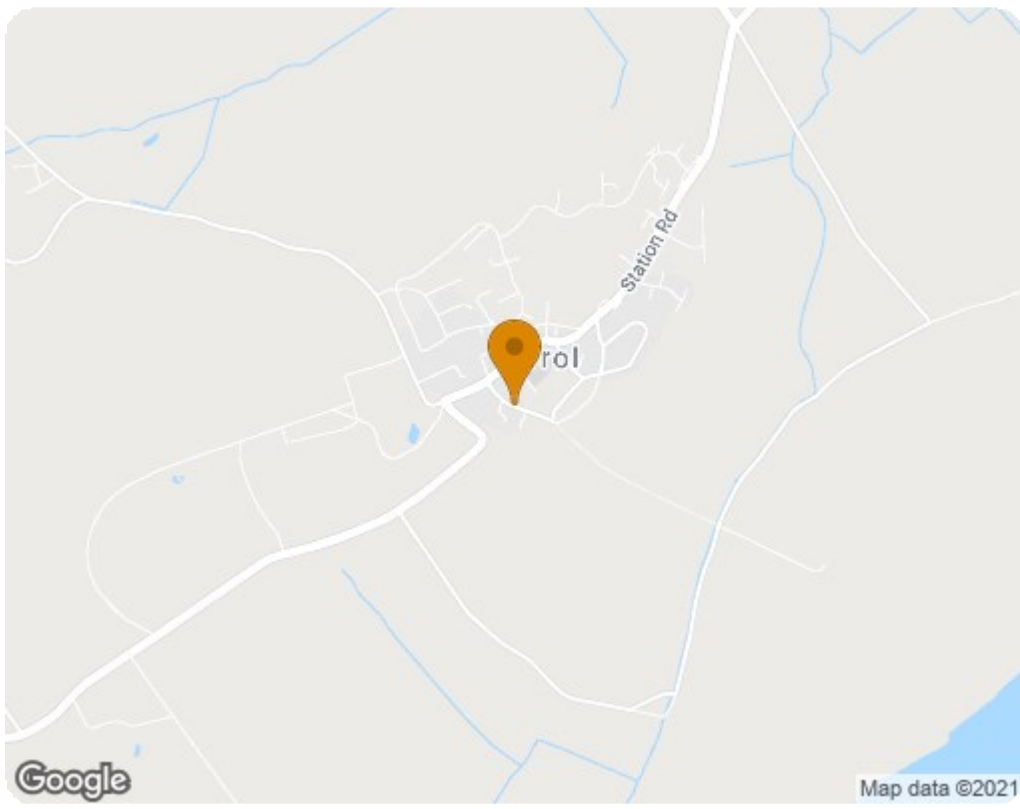


- Two Bedroom Ground Floor Flat
- South Facing Back Garden
- Move In Condition
- Gas Central Heating
- Private Parking
- Double Glazing





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	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	67	82
(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