

Simple Approach



Estate Agents



19B Preston Watson Street, Perth
Perthshire PH2 7UR

Offers over £179,950

Simple Approach are delighted to welcome this immaculately presented semi-detached villa on Preston Watson Street to the Perthshire market. Set in the heart of the attractive and modern Stephens developmen in the stunning countryside Village of Errol, this pristine property is in beautiful condition throughout and due to its construction in 2016 remains within its NHBC period. This stunning property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality fixtures and finishings present throughout each living space, with a few recent additions and alterations put in place by the present owner. Comprising; a bright and spacious lounge, a modern kitchen with some integrated appliances and ample space for family dining, three bedrooms on the upper floor as well as a family bathroom all forming accommodation across two levels which remains at an excellent standard throughout. This property offers contemporary style and would be appreciated by those seeking the best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a good-sized plot, boasting sought-after features such as a privately-owned driveway to the front and beautifully maintained grounds to the rear, which only viewing will confirm to the purchaser.

Lounge

12'6" x 14'9" (3.83 x 4.51)

Dining Kitchen

7'8" x 11'8" (2.36 x 3.56)

WC

7'6" x 4'5" (2.29 x 1.35)

Master Bedroom

9'6" x 11'0" (2.92 x 3.36)

Bedroom 2

7'3" x 8'6" (2.22 x 2.61)

Bedroom 3

12'1" x 7'2" (3.69 x 2.19)

Family Bathroom

6'6" x 7'1" (1.99 x 2.18)

External

To the front of this superb family home there is a private driveway allowing ample off-street parking to the purchaser. To the rear there is a fully enclosed and very well maintained family garden which has been beautifully landscaped to boast a beautiful external space, perfectly situated for ultimate sunshine exposure and provides the ideal spot to entertain in the summer months.

Location

The village of Errol lies a perfect distance between Perth and Dundee, 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 shop, pub, post office, butchers and the reputable Errol Primary School just a few minutes away for those with young children.





- Beautifully Presented Semi-Detached Family Home
- Fully Enclosed Rear Garden
- Two Double Bedrooms & Third Large Single Bedroom
- Gas Central Heating & UPVC Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	80	
(69-80) C		
(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		93
(81-91) B	81	
(69-80) C		
(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	