

Simple Approach



Estate Agents



**Fasgadh South Bank Dykes, Errol
Perthshire PH2 7PZ**

Offers over £134,995

Simple Approach are delighted to offer this traditional semi detached cottage in the village of Errol to the residential market. Errol offers village amenities with the benefit of country side walks close-by and with access to nearby Perth and Dundee. The property comes to the market in good condition with versatile single story accommodation comprising of; entrance porch, hall, two public room, two bedrooms, galley kitchen, shower room, secondary glazing and off street parking. This property would benefit from a degree of upgrading. The large garden grounds offer a mix of lawn, fruit trees, mature shrubs and vegetable plot. This cottage lends itself to a wide range of buyers and viewing is essential to appreciate the potential and size of plot on offer in the heart of Errol village.

Lounge

13'11" x 10'9" (4.25 x 3.28)

Kitchen

9'8" x 4'1" (2.97 x 1.26)

Dining Room

12'7" x 10'11" (3.85 x 3.33)

Bathroom

7'0" x 6'1" (2.14 x 1.86)

Master Bedroom

10'1" x 8'10" (3.09 x 2.7)

Bedroom 2

7'0" x 6'3" (2.14 x 1.92)

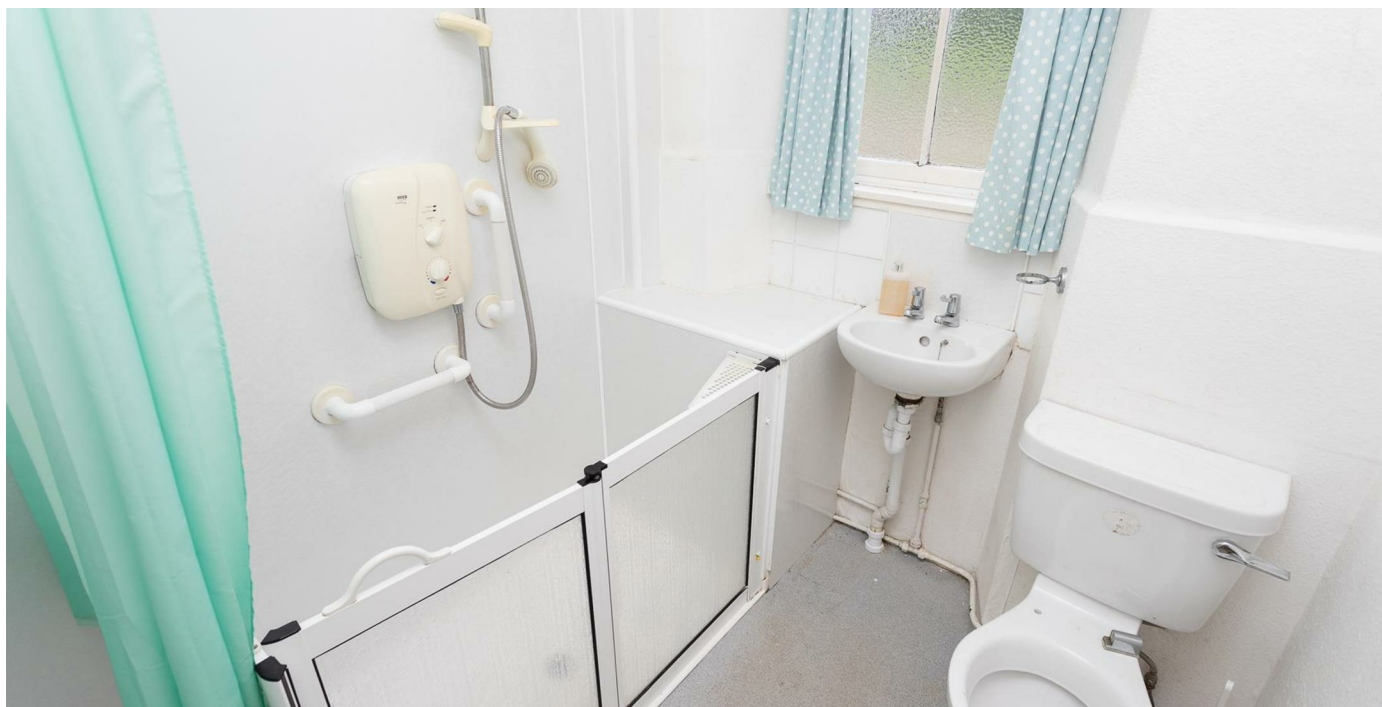
External

Large garden which would be an ideal area for any keen gardener. The garden consists of a mix of lawn, mature shrubs, vegetable plots and fruit trees. There is off street parking with this property.

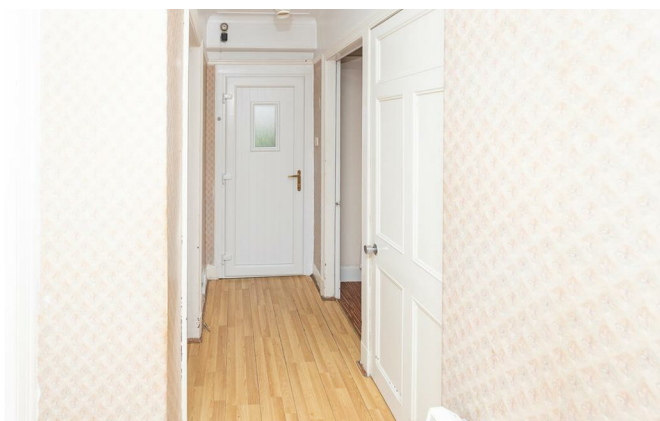
Location

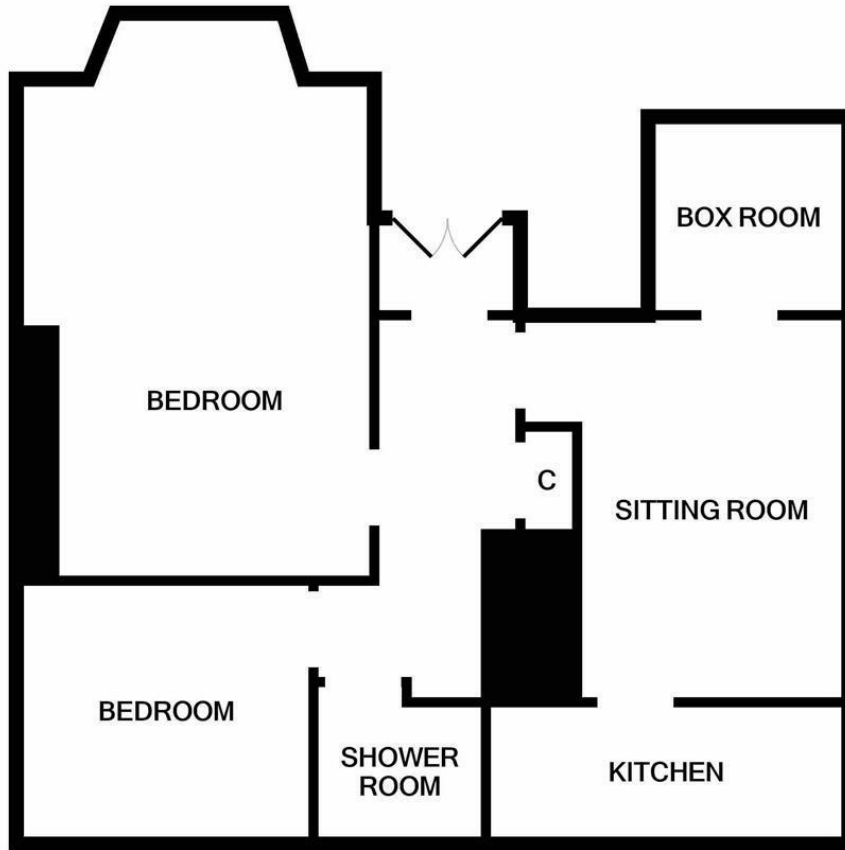
The village of Errol lies a perfect distance between Perth and Dundee on the Carse of Gowrie, so the local commuter can benefit from being within close proximity of all amenities found in both major cities. The village itself offers its very own High Street with a local shops, Bistro, large communal 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.



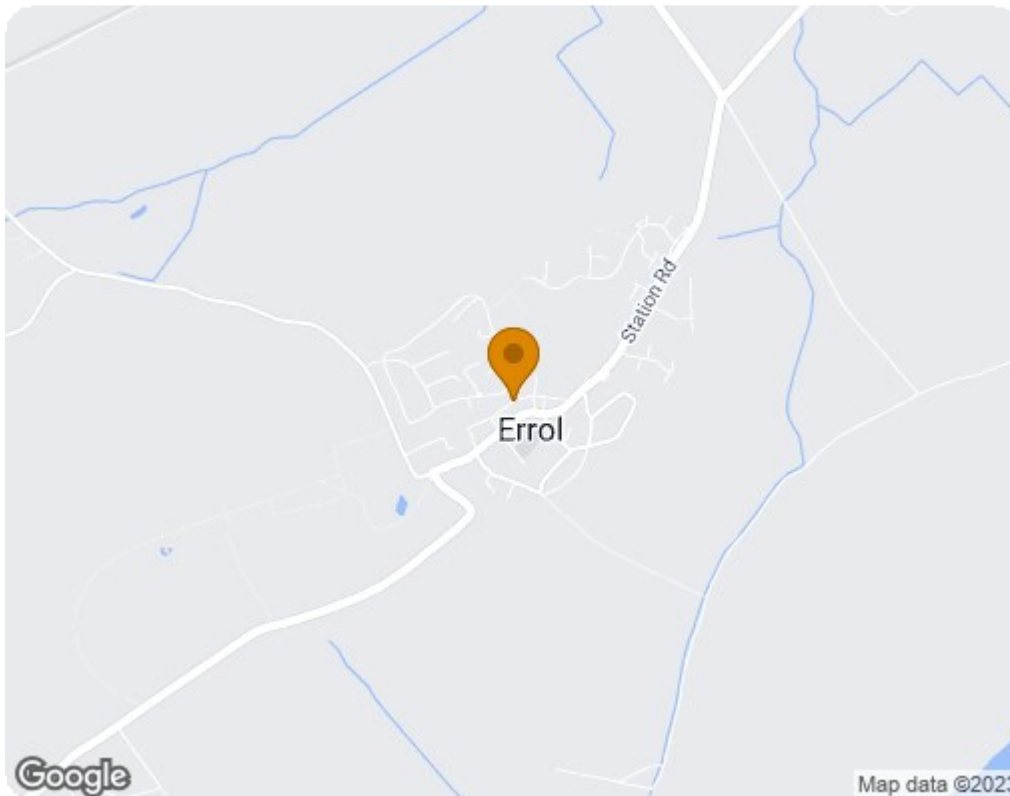


- 2 Bedrooms
- Shower Room
- This Property Would Benefit From A Degree Of Upgrading
- Beautiful Front and Rear Garden
- Private Parking
- £20,000 Under HR Value
- Electric Heating
- Large Plot
- Some Modernisation Required





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="border: 1px solid black; padding: 5px; text-align: center;"> 87 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	<div style="border: 1px solid black; padding: 5px; text-align: center;"> 69 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	