

Simple Approach



**37 DALEALLY CRESCENT, ERROL**



**37 Daleally Crescent, Perth  
Perthshire PH2 7QA**

**Offers over £122,000**

\*\*\*\*\*CLOSING DATE SET WEDNESDAY 5TH AUGUST AT 12 NOON\*\*\*\*\*

Simple Approach are excited to bring to the market this very spacious and immaculately presented two bedroom semi detached home in the peaceful cul-de-sac of Daleally Crescent. This property benefits from gas central heating and double glazing. This beautiful property comprises a bright lounge with plug in decorative fire place, modern and stylish kitchen with built in appliances, a walk in shower room and a summer house to enjoy in the garden. This property comes with two spacious large bedrooms on the first floor. This property would be the ideal purchase for growing family's looking for a semi rural location with the added benefit of being within walking distance to local shops.

**Kitchen**

13'9" x 11'0" (4.2 x 3.37)

**Bathroom**

5'9" x 5'8" (1.77 x 1.75)

**Living Room**

17'9" x 9'4" (5.42 x 2.87)

**Bedroom 1**

14'6" x 9'6" (4.44 x 2.92)

**Bedroom 2**

15'10" x 9'7" (4.85 x 2.93)

**External**

Externally this property benefits from having front side and rear gardens, which are fully enclosed for safety and privacy making this ideal for both children and pets. To the front the garden has been paved with gravel areas

and mature trees and shrubs. The rear garden is mainly laid to lawn with a great patio area perfect for enjoying the summer sun with some outdoor furniture and a beverage. The property also comes with a summer house, and a driveway.

**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. Errol is set just off the A90 with excellent links towards larger Towns and Cities in every direction, so the purchaser of this fabulous home can benefit from peaceful, countryside living without falling off the beaten track.

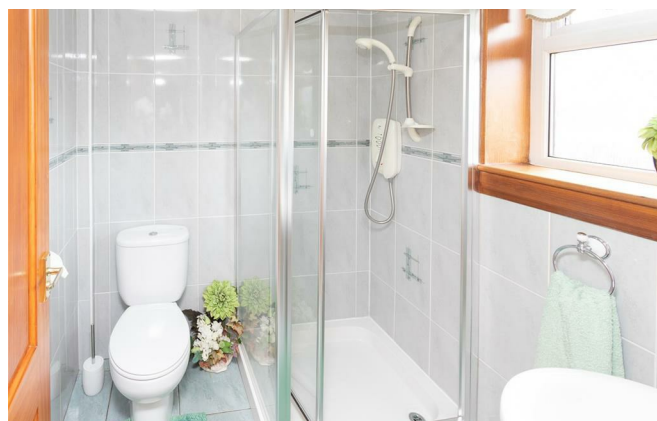


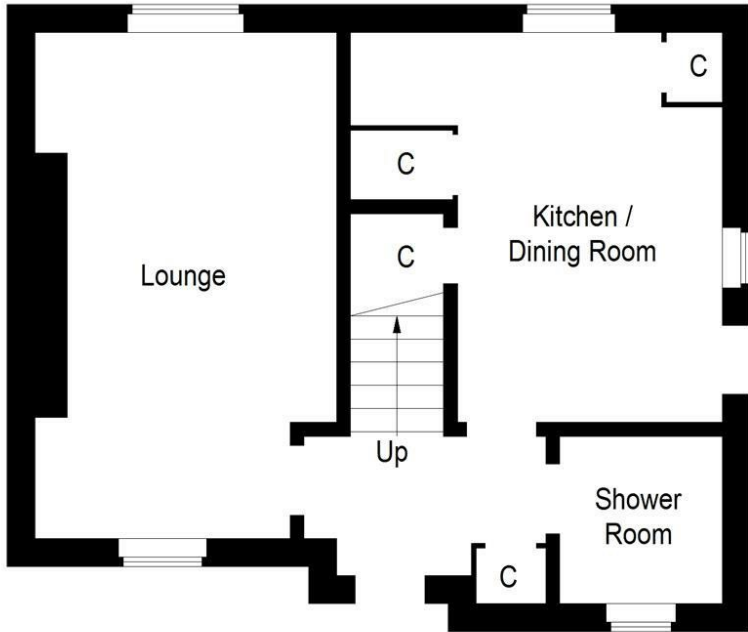


- Two Double Bedroom
- Gas Central Heating

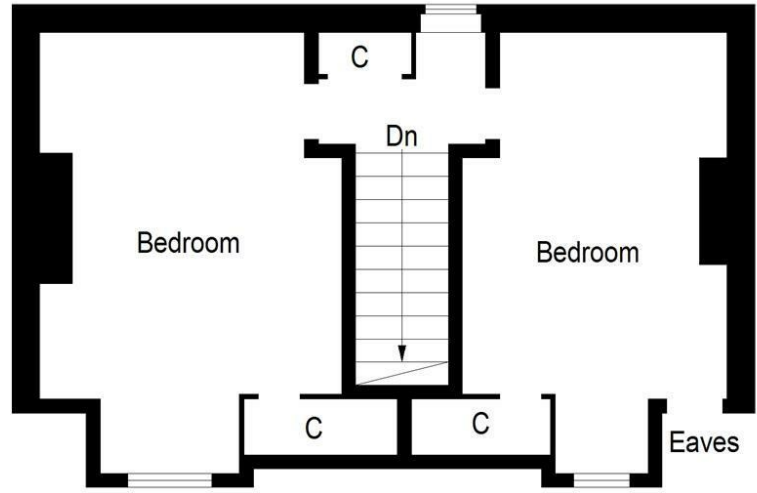
- Large Kitchen Dining Room
- \*\*\*\*\*CLOSING DATE SET  
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NOON\*\*\*\*\*

- Beautiful Enclosed Rear Garden






Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 