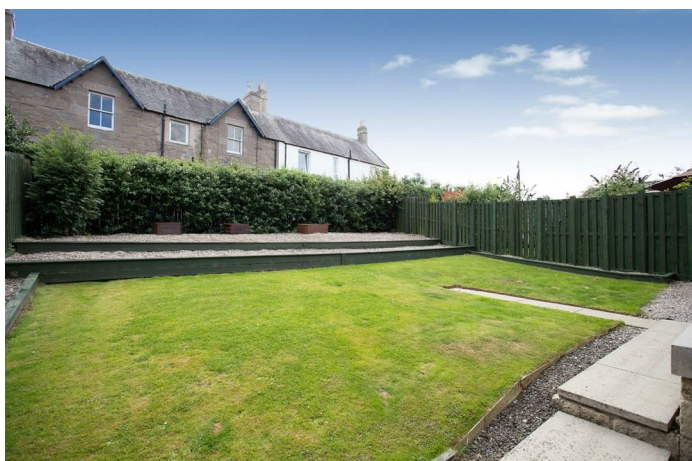


Simple Approach



Estate Agents



**54 Elm Street, Perth
Perthshire PH2 7SQ**

Offers over £224,000

Simple Approach are delighted to welcome this bright, spacious and very well presented semi-detached family home on Elm Street to the Perthshire market. Set within the attractive modern development in the heart of the village of Errol this property could not be better located for those looking for peaceful living without compromising locality to a nearby High Street with a number of amenities all within easy reach- idyllic for families and couples alike, within walking distance of the local primary school. This beautiful villa is set over two floors and boasts neutral decoration throughout, with the ground floor comprising; a warm and welcoming spacious lounge overlooking the front gardens, through to an entrance a large family kitchen/diner with ample space for this to be turned into a snug area and a WC. On the upper floor there are three bedrooms, with a sizeable master with shower en-suite. A good-sized second double bedroom easily accommodating a king size bed with ample room for a cabinet or drawers and large single bedroom, all with fitted wardrobes. There is a final family bathroom which offers a bath and separate shower cubicle, with ample fitted storage throughout the property, offering all the accommodation required for any growing family. Boasting sought-after features such as the stunning views across to Perthshire hills to the front, an integrated single garage and a private driveway to the front, alongside modern comforts such as gas central heating and double glazing. This property lends itself to a wide range of purchasers and is the perfect purchase for any family or first time buyer looking for modern living in their forever home, which only viewing will confirm.

Lounge

12'10" x 19'10" (3.92 x 6.05)

Kitchen/Dining Room

19'11" x 10'6" (6.09 x 3.21)

WC

3'10" x 2'10" (1.19 x 0.88)

Master Bedroom

12'9" x 14'0" (3.89 x 4.29)

Master En-Suite

6'7" x 6'3" (2.02 x 1.93)

Bedroom 2

7'8" x 10'7" (2.36 x 3.25)

Bedroom 3

9'0" x 9'9" (2.76 x 2.99)

Family Bathroom

8'3" x 6'5" (2.54 x 1.98)

External

Externally this property benefits from being set on a good-sized plot with very well maintained grounds to the front and rear. There are mature trees and colourful plants that welcome you to the property from the outset, with

the addition of a private monobloc driveway leading to a single integrated garage with full light and power.

To the rear there is a lovely family easily maintained garden, which has been fully enclosed to allow safe play of children and pets. The garden grounds are accessed via the garage or via a stairway from the kitchen door and boasts a large, neat lawn with the addition of a tiered planting area ideally situated for entertaining and for taking full advantage of the summer sun.

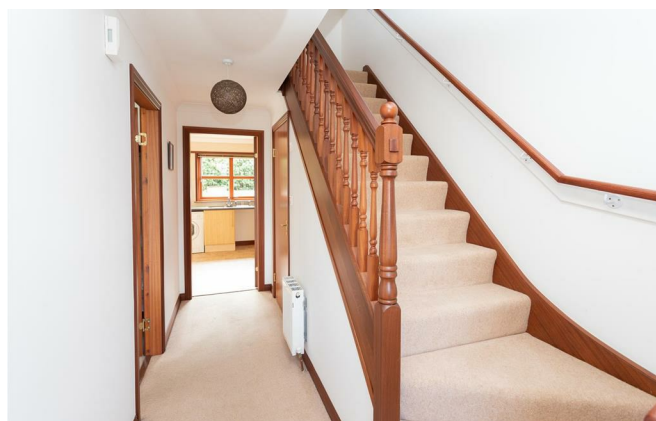
Location

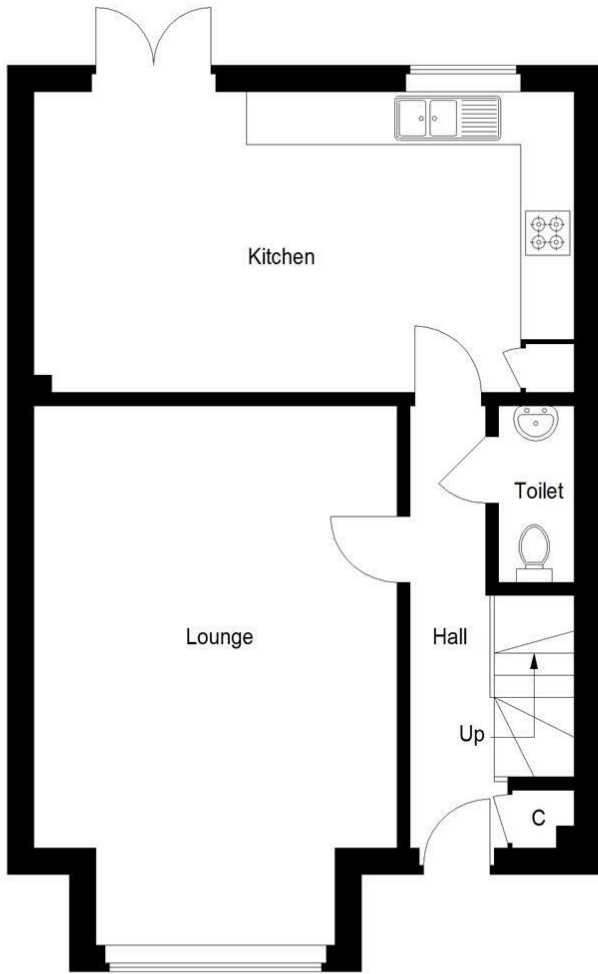
The village of Errol lies a perfect distance between Perth and Dundee, so the local commuter can benefit from being within close proximity of all amenities found in both major Cities. The Village itself offers its very own High Street with a local shop, pub, post office, butchers and the reputable Errol 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.



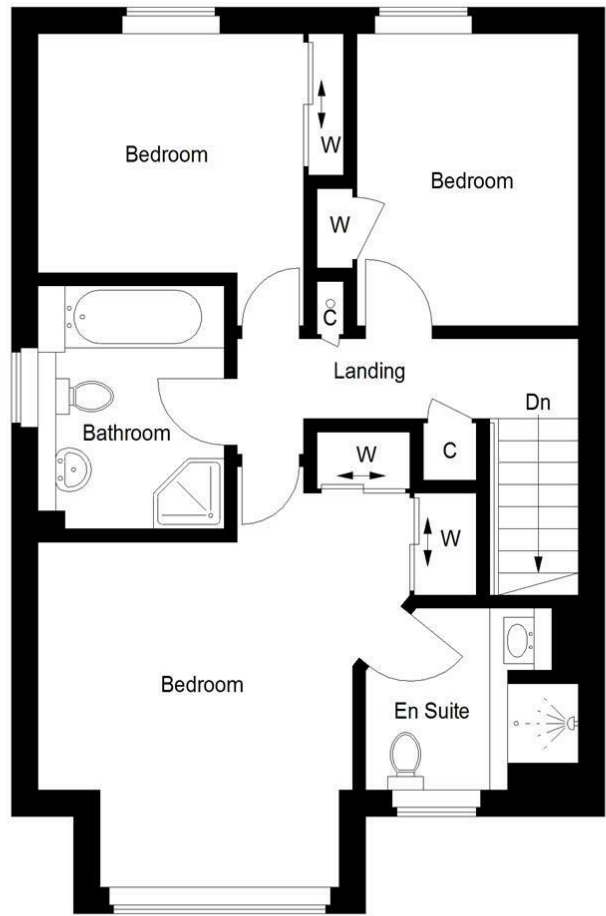


- Sought After Village Residential Location
- Move In Immaculate Condition
- Gas Central Heating
- Driveway & Single Garage
- Double Glazing
- Large Back Garden





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B	80	
(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		