

Simple Approach



Estate Agents



**Brae View East Leys, Perth
Perthshire PH2 7TD**

Offers over £234,950

Simple Approach are delighted to welcome this 2 bedroom bright, spacious and very well presented terraced converted steading Bungalow near the stunning Perthshire Village of Errol to the residential market. This superb family home is ideally placed to take advantage of amenities found in the Village itself, without compromising the benefits of a countryside location surrounded by rolling fields and woodland walks with great views to the front to enjoy all year round. This property comes to the market in immaculate condition throughout, having been very well maintained by the present owner. Boasting sought-after features such as oil central heating, double glazing and , sun room with bi-folding doors looking out to the private garden and stunning views, private parking accommodating a few cars comfortably this very sophisticated property lends itself to a wide range of buyers and would be the ideal purchase for any growing family or mature buyer looking for all of the internal benefits of a modern build property with the character of a period family home, all set across one floor. Viewing is absolutely essential to appreciate the high quality of fixtures and finishings in the kitchen as well as the excellent location and the very generous plot that this property is set on.

Open Plan Lounge/Kitchen

17'11" x 19'6" (5.48 x 5.95)

Conservatory

9'1" x 15'3" (2.79 x 4.66)

Bedroom 1 (Master)

11'6" x 12'11" (3.53 x 3.95)

En Suite

6'9" x 5'5" (2.06 x 1.66)

Bedroom 2

11'4" x 11'0" (3.46 x 3.36)

Bathroom

13'7" x 6'3" (4.15 x 1.93)

Entrance Hallway

14'3" x 3'5" (4.35 x 1.06)

External

This property comes with great views to the front overlooking the large private established garden along with private parking for two cars.

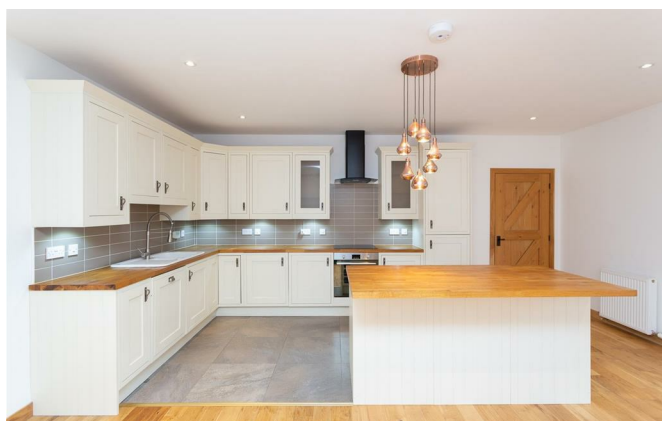
Location

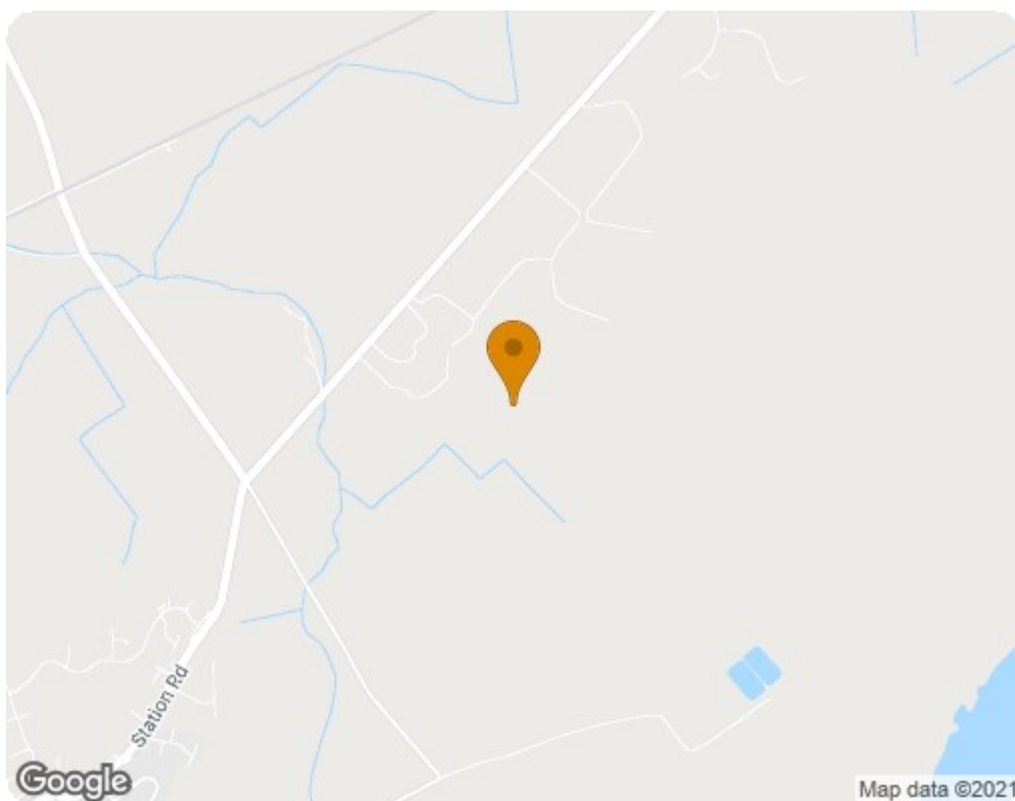
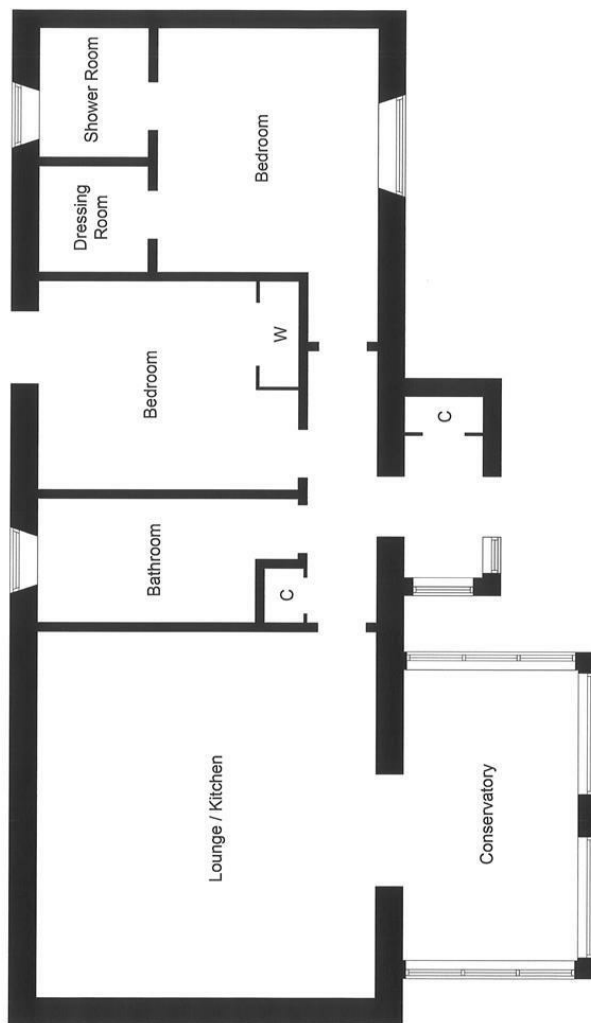
The village of Errol lies a perfect distance between Perth and Dundee on the Carse of Gowrie, so the local commuter can benefit from being within close proximity of all amenities found in both major cities. The village itself offers its very own High Street with a local shops, Bistro, large childrens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





- Converted Steading In Immaculate Condition
- Large Spacious Conservatory With Bi-Folding Doors Looking Out To The Private Front Garden And Stunning Views
- Open Plan Lounge & Kitchen
- Walk In Wardrobe & En-Suite In The Master Bedroom
- Modern Family Bathroom
- Sought After Location Only A Few Miles From Perth & Dundee
- Private Parking For Two Cars
- Communal Orchard To The Rear Of The Property





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	75	
(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		99
(92 plus) A		
(81-91) B		
(69-80) C	70	
(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