

Simple Approach



**Glen Earn Gas Brae, Perth**  
**Perthshire PH2 7QR**

**Offers over £277,000**



Simple Approach are delighted to welcome this 3 bedroom bright, spacious and very well presented detached home 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 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 gas central heating, double glazing and a sun room with french doors looking out to the private garden and stunning views. This property also enjoys private parking accommodating multiple 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. Viewing is absolutely essential to appreciate the high quality of property on offer as well as the excellent location and the very generous plot that this property is set on.

### Lounge

15'10" x 12'9" (4.84 x 3.91)

### Kitchen

10'11" x 11'3" (3.35 x 3.45)

### Conservatory

11'7" x 11'7" (3.55 x 3.54)

### Dining Room

11'5" x 15'7" (3.49 x 4.76)

### Downstairs w/c

### Master Bedroom

11'7" x 16'6" (3.55 x 5.05)

### Utility

12'7" x 5'10" (3.84 x 1.79)

### En Suite

4'11" x 5'4" (1.52 x 1.63)

### Bedroom 2

12'11" x 11'10" (3.95 x 3.63)

### Bedroom 3

9'3" x 11'3" (2.82 x 3.45)

### Family Bathroom

9'0" x 5'8" (2.76 x 1.75)

### 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.





- Large Detached Traditional House
- 3 Good Size Bedrooms
- Superb Family Home
- Conservatory With French Doors To The Private South Facing Back Garden
- Sizable Private South Facing Garden
- Gas Central Heating And Double Glazing
- Beautifully Presented Throughout
- Stunning Countryside Location
- Driveway for 3 Cars And A Private Garage With Ample Storage





