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**MISTY VIEW, NORTH BANK DYKES, ERROL  
PH2 7QH  
OFFERS OVER £105,000**

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HOME REPORT VALUATION £115,000

EPC RATING

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This three-bedroom first-floor maisonette is located in the village of Errol halfway between Dundee and Perth. Errol offers village life and has many amenities including shops and a primary school whilst also being within close proximity to the A90 connecting the village to the surrounding areas. The property can be found down a quiet lane away from the High Street and benefits from its own off street parking area. Next to the parking area the property has two sheds for external storage and a decking area.

The maisonette is entered via steps leading to the first floor. A hallway provides access to the first floor of the accommodation and provides storage in the cupboard under the staircase. The lounge and kitchen can be found to the rear of the building. The lounge is spacious and can be used as a dining area in addition to the lounge area. The room has plenty of storage provided for by the built-in shelves and cupboards. The kitchen is floored in tiles and has a tiled splashback. The room is fitted with both wall and base units which provide ample storage and work surface space. All the white goods within the property are included in the sale.

The bedroom on the first floor is the largest of the three and is fitted with built-in wardrobes. The room has plenty of storage as there is also a large walk-in cupboard/wardrobe. The room also provides hatch access to the spacious attic. The carpeted staircase leads to the upper level of the accommodation where the further two bedrooms and bathroom can be found. Each bedroom has a built-in wardrobe with sliding doors and a window to the front of the property. The bathroom consists of a 3-piece white suite made up of a W.C., shower cubicle and vanity unit with basin. The room is floored in linoleum and fitted with wet wall in the shower area. The velux window allows plenty of natural light into the bathroom and there is hatch access to the eaves.

Early viewing is encouraged to fully appreciate the property and its potential.



Illustration For Identification Purposes Only. Not To Scale (ID:1023668 / Ref:86556)



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