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1 FERNBANK, HIGH STREET, ERROL, PH2 7PU
OFFERS OVER: £85,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Shower Room. Outbuilding & Private Garden.

This is a spacious MAIN DOOR GROUND FLOOR TWO BEDROOM APARTMENT which is situated in the village of Errol which lies approximately between Dundee and Perth. The property is close to all local amenities including shops, primary schools and a main bus route. The property benefits from double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A hard wood door gives access to the entrance hall. Built-in shelved storage cupboard. Laminate flooring. Radiator.

LOUNGE: -

The lounge area is approximately 17'6" x 9'11". A glazed door allows access to the lounge. There are two double-glazed windows giving outlook towards the front and rear of the property. There is a shelved alcove display area. Laminate flooring. Radiator.

KITCHEN: -

The kitchen is approximately 11'5" x 9'10". A glazed door gives access to the kitchen which has a range of base and wall mounted storage cupboards. The polycarbonate sink has plumbing connections for a washing machine. There is a double-glazed window offering pleasant outlook towards the side of the property. Fitted roller blind. Radiator.

BEDROOM 1: -

Approximately 10'5" x 9'5". The bedroom has a double-glazed window offering outlook towards the rear. Fitted roller blind. Built-in wardrobes offering hanging and shelving space. Laminate flooring. Radiator.

BEDROOM 2: -

Approximately 10'5" x 8'10". This bedroom has a double-glazed window offering outlook towards the rear. Fitted roller blind. Laminate flooring. Radiator.

SHOWER ROOM: -

This has a three-piece suite which includes a W.C., wash hand basin and walk-in shower enclosure. Attractive wet wall splashback. Parador style ceiling. There is a double-glazed window offering a good deal of natural light. Vinyl flooring. Radiator.

EXTERNAL: -

There is an area of private garden to the rear and a stone outbuilding offering storage.





Owner: Clients of Campbell Boath
Viewing: Telephone Campbell Boath Solicitors on 01382 202060
or **Email:**
property@campbellboath.com
Office Opening Hours: Monday - Friday 9am - 5pm



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For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.