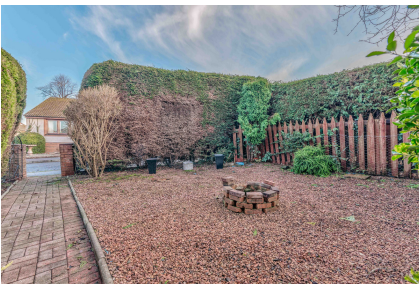


Connelly Yeoman



30 ELM STREET, ERROL, PERTSHIRE, PH2 7SQ

DETACHED BUNGALOW



Key Features

- Set within a very desirable location in the popular semi rural village of Errol
 - Electric storage heating and Double Glazing
 - Mature corner garden with Driveway and detached Garage



3 2 2



OFFERS OVER

£235,000

Property Description

This deceptively spacious DETACHED BUNGALOW occupies a mature corner garden site within the very popular semi rural village of Errol, yet within easy commuting distance of both major cities of Perth and Dundee. The property offers bright, well proportioned rooms with the advantage of Electric Storage Heating and Double Glazing. On entering the property, there are steps up to the side Entrance Porch, with glazed entrance door and glazed side windows, then into a Vestibule and Hallway, there is a spacious Lounge with front-facing window, a good sized and well appointed Kitchen, Master Bedroom with En Suite Shower Room, 2 further Bedrooms and a Bathroom. Externally, the property has a lock-block driveway to the side of the house, with access to the detached Garage., and there are mature shrubs, bushes and hedging surrounding the property. The enclosed rear garden has a sunny patio area and most of the garden is laid out in stone chips for easy maintenance. Early viewing is recommended.

ACCOMMODATION:

Entrance Porch, Vestibule & Hallway, Lounge, Kitchen, Bathroom, Master Bedroom with En Suite Shower Room, 2 further Bedrooms.

ENTRANCE PORCH:

Approx. 5'10 x 13". Entry is via an Entrance Porch with glazed main door and side windows. A further door leads into the Vestibule, then access into the Hallway.

VESTIBULE & HALLWAY: Built-in double Cloaks cupboard; Electric storage heater. Glazed panelled door and glazed side panel leads through into the Lounge.

LOUNGE:

Approx. 17'4 x 11'6. A spacious public room with large front-facing window, laminate flooring and electric storage heater.

KITCHEN:

Approx. 9'10 x 11'7. Fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink with a mixer tap. Built-in Electric Oven, Hob and extractor hood above. Plumbing and space for kitchen appliances and space for a fridge/freezer. Feature side-facing patio doors lead out into the garden.

BATHROOM:

Approx. 5'5 x 6'8. Comprising a WC, wash-hand basin and bath with over the bath Electric shower, wall tiling. Side-facing window.

BEDROOM 3:

Approx. 8'8 x 11'9. Rear-facing window. Double shelved and hanging space wardrobe and an electric wall panel heater.



BEDROOM 2:

Approx. 7'2 x 11'9. Rear-facing window. Double shelved and hanging space wardrobe and an electric wall panel heater.

MASTER BEDROOM 1:

Approx. 15'2 x 11'9. Rear-facing window. Built-in shelved and hanging space wardrobe, electric panel heater. Dressing Room area. Access into the En Suite.

EN SUITE SHOWER ROOM:

Approx. 5'4 x 4'7. Vanity unit incorporating the wash-hand basin; WC and a corner shower cubicle housing an Electric shower. Modern wet wall finish, parador style ceiling, extractor fan and a heated towel rail.

OUTSIDE:

The property occupies a mature garden plot, with a lock-block driveway affording off-road car parking and access to the detached Garage. There are enclosed rear and side areas of garden, laid out with a patio, stone chipped area and established shrubs and boundary hedging with lock-block pathways.

GARAGE:

With power and light.



Property Professionals

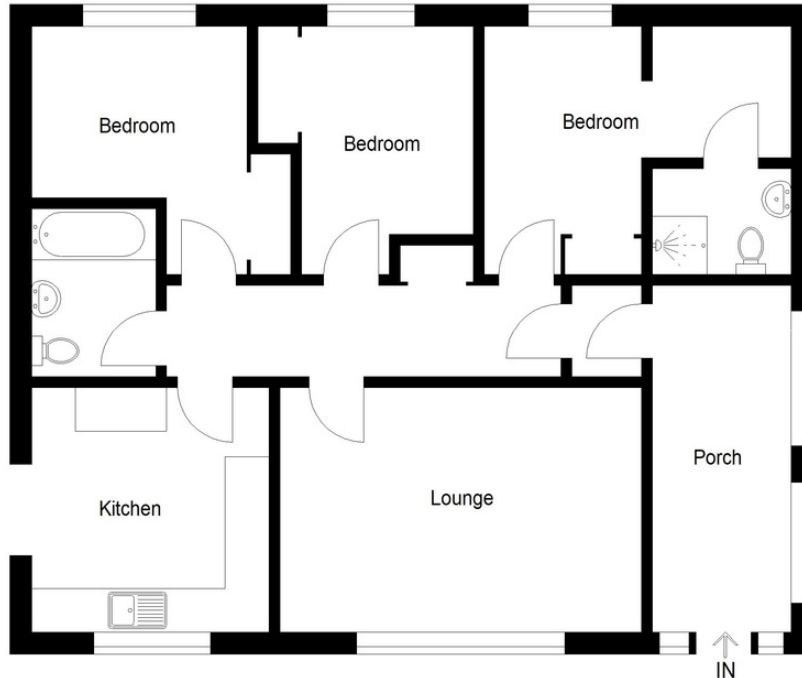
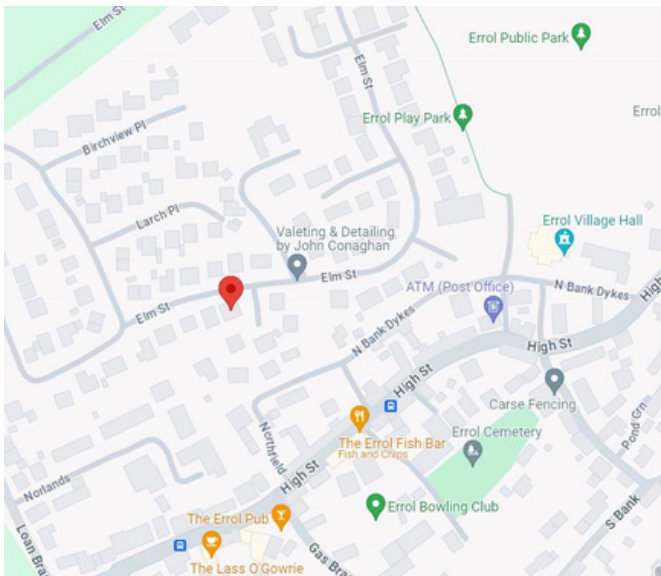


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