

3 Croft Terrace, Errol, PH2 7UE

Offers over £120,000

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Errol, PH2 7UE

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- Traditional two-bedroom home
- Excellent renovation potential
- Generous dining-sized kitchen
- Upstairs family bathroom
- Attractive countryside views
- Quiet Errol village location
- Spacious living room
- Two well-proportioned bedrooms
- Useful internal storage
- Private front garden

Enjoying a quiet position within the popular village of Errol, 3 Croft Terrace is a traditional two-bedroom home offering generous room proportions, wonderful countryside views and excellent potential for buyers looking to create a home to their own taste.

The property requires a programme of modernisation throughout, providing an exciting opportunity to transform the existing accommodation while retaining its traditional character. The ground floor is accessed through an entrance vestibule, leading into a spacious living room with excellent proportions and plenty of scope to create a comfortable, welcoming space. The adjoining dining kitchen is equally generous, offering a range of fitted units and ample room to accommodate a dining area. A useful storage cupboard completes this level. Upstairs, there are two well-proportioned bedrooms, including a particularly spacious main bedroom. Both offer flexibility for different furniture arrangements, while a bathroom serves the upper floor. One of the property's strongest features is its impressive outlook, with beautiful open views across the surrounding farmland towards the distant hills. Outside, there is an area of lawn. With its spacious accommodation, attractive setting and considerable scope for improvement, this property represents an appealing opportunity for buyers seeking a renovation project in a desirable Perthshire village.











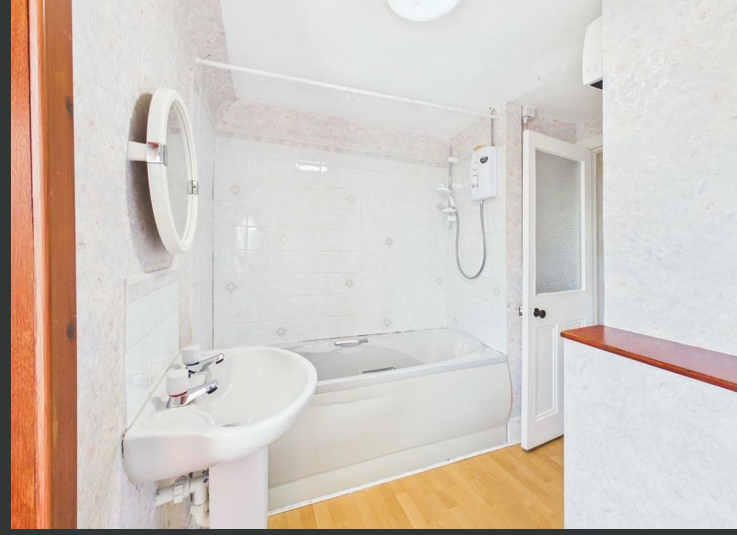


Location

Errol is a charming and well-established village situated in the Carse of Gowrie, conveniently positioned between Perth and Dundee. The village offers an excellent range of everyday amenities, including local shops, a primary school, pharmacy, post office and community facilities. Surrounded by attractive countryside, Errol enjoys a peaceful rural atmosphere while remaining well connected to larger towns and cities. The nearby A90 provides convenient road links to Perth and Dundee, making the village popular with commuters, while regular bus services offer additional transport options. Scenic countryside walks and the nearby River Tay further enhance the appeal of this desirable Perthshire location.

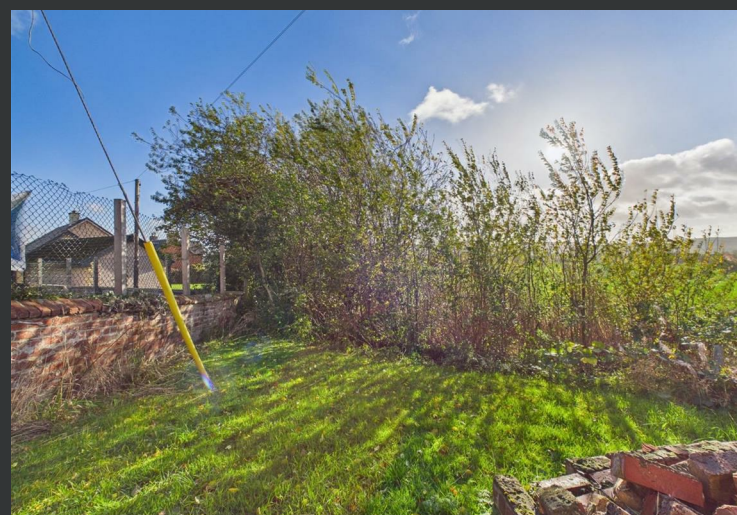


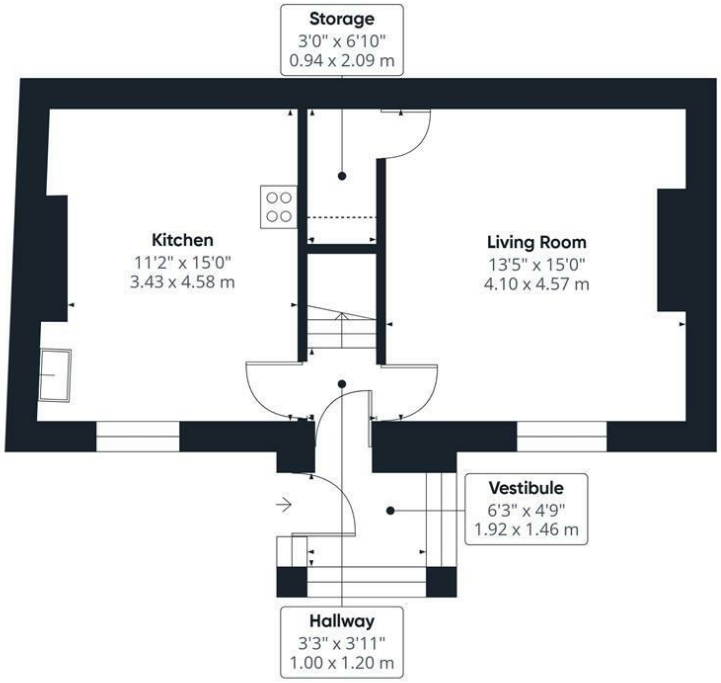




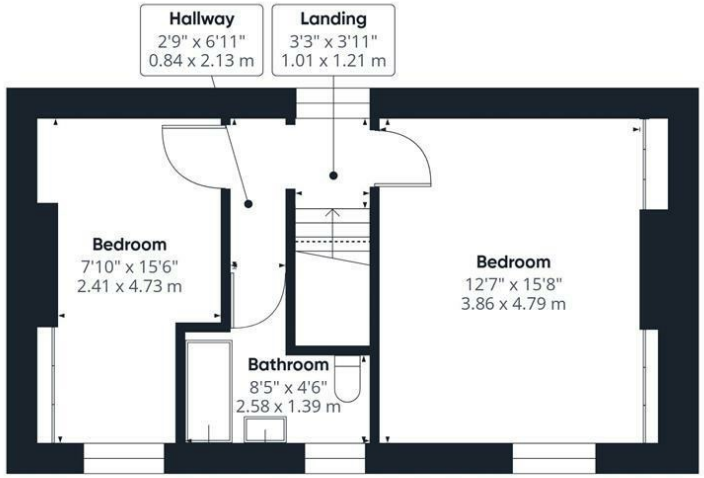






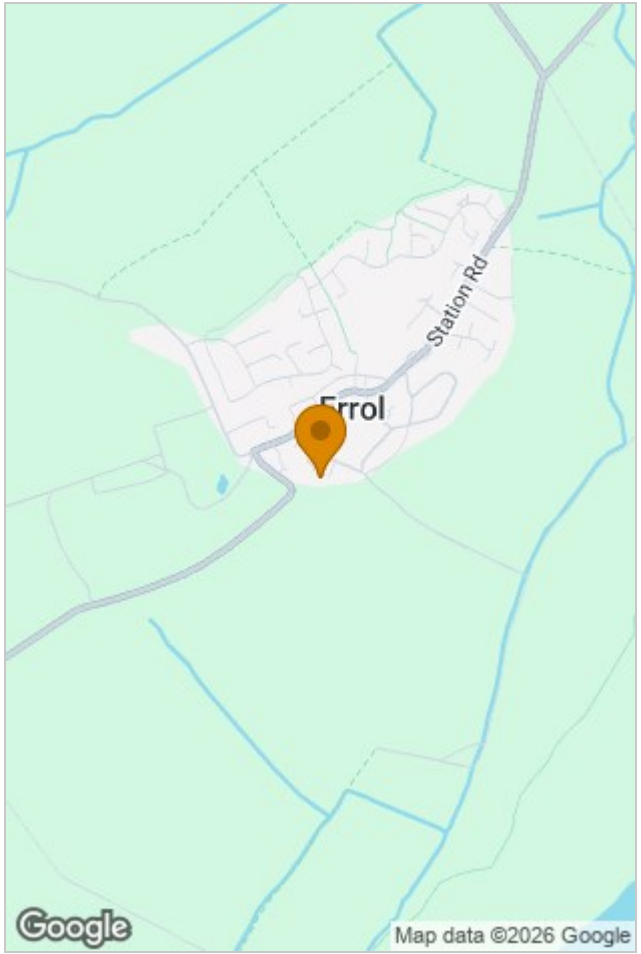


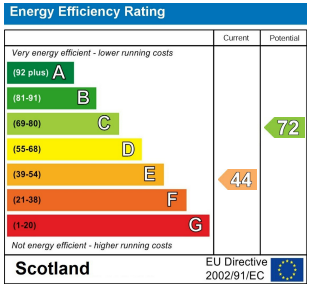
Ground floor

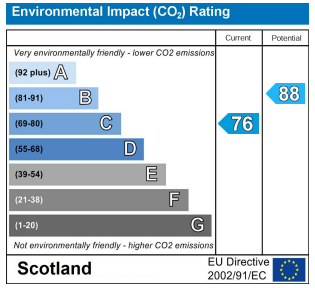


Floor 1









Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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