

1 Church Place North Bank Dykes, Errol, PH2 7QH

Offers over £120,000

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Errol, PH2 7QH

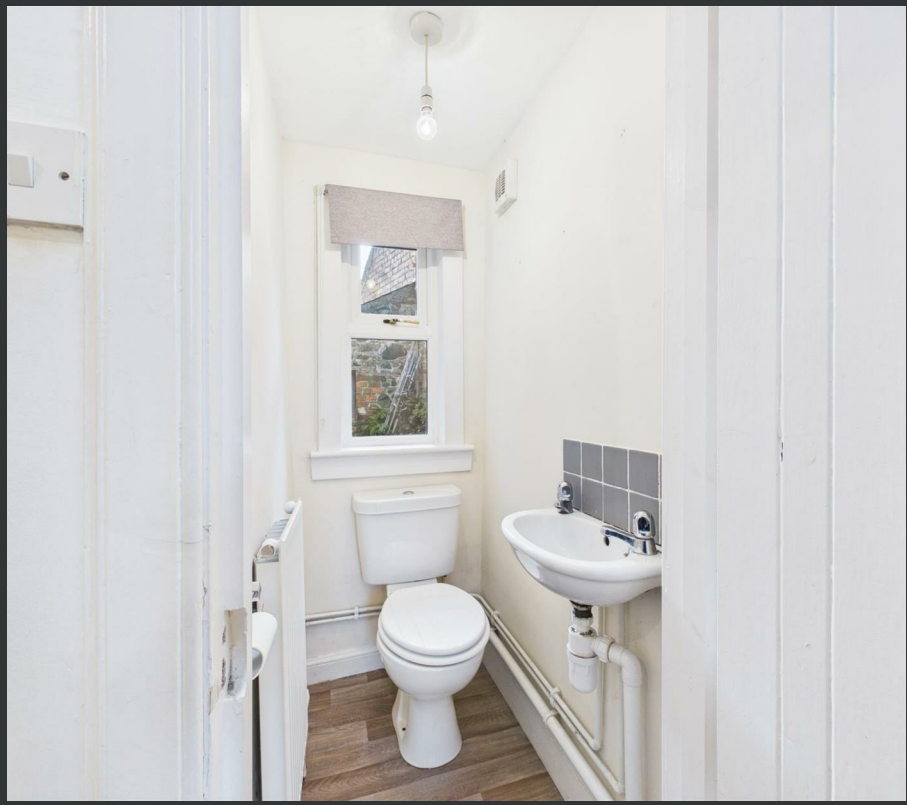
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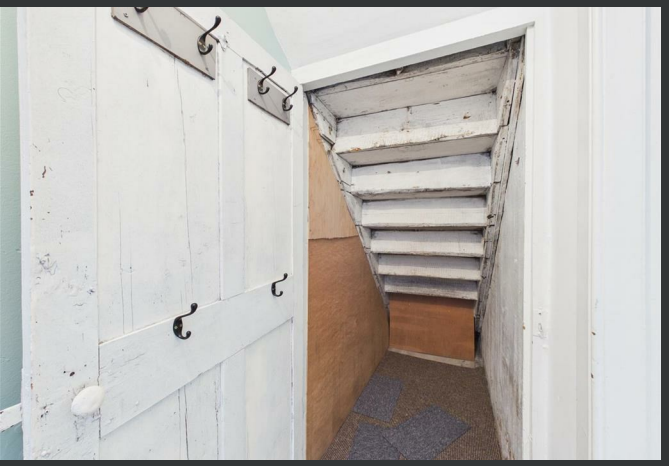
- Charming traditional home
- Spacious, bright living room
- Separate fitted kitchen
- Downstairs WC
- Good sized enclosed garden
- Popular Errol village location
- Neutral interior décor
- 2 bedrooms
- Upstairs bathroom
- Traditional stone outbuilding

Situated within the popular Perthshire village of Errol, 1 Church Place is a charming traditional home offering bright, well-proportioned accommodation and a generous garden.

The property has been presented in light, neutral tones throughout, creating a fresh and welcoming feel while retaining elements of its traditional character. The ground floor opens into a small entrance hallway leading to a spacious living room, with ample room for comfortable seating and furniture. The adjoining kitchen features cream-coloured units, timber-effect worktops and useful storage space, while a rear hallway provides access to a separate WC and additional storage cupboards. Upstairs, the generous main bedroom benefits from two windows, allowing plenty of natural light and offering pleasant elevated outlooks. A further single bedroom provides flexibility for use as a children's bedroom, home office or dressing room while a bathroom completes the upper floor. Outside, the property enjoys a generous enclosed garden with a large lawn, established trees and plenty of potential for landscaping or creating outdoor seating areas. A traditional stone outbuilding provides useful additional storage. Offering character, manageable accommodation and excellent outdoor space, this is an appealing home in a well-connected village setting.











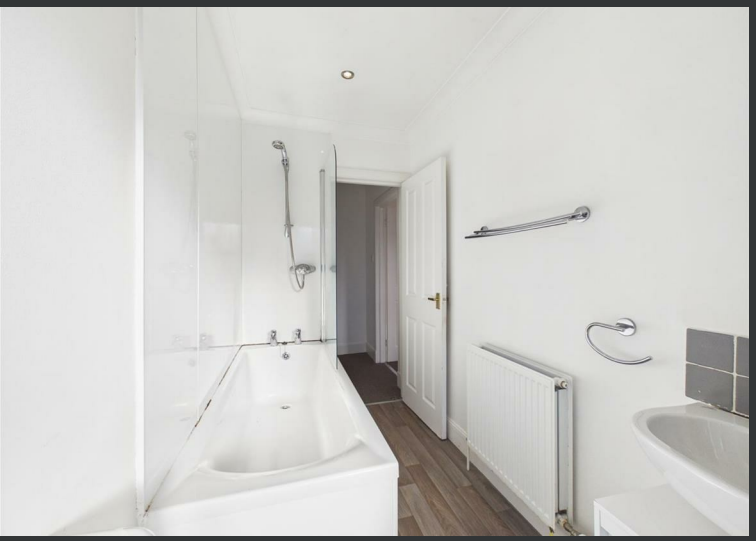


Location

Errol is a popular and well-established village situated in the Carse of Gowrie, conveniently positioned between Perth and Dundee. The village offers a welcoming community atmosphere and a good selection of everyday amenities, including local shops, a primary school, pharmacy, post office and recreational facilities. Surrounded by attractive Perthshire countryside, Errol provides opportunities for scenic walks and outdoor activities, with the River Tay also nearby. The village benefits from convenient access to the A90, providing excellent road connections to Perth and Dundee, while local bus services offer further transport options. Its blend of village charm and accessibility makes Errol an attractive place to call home.

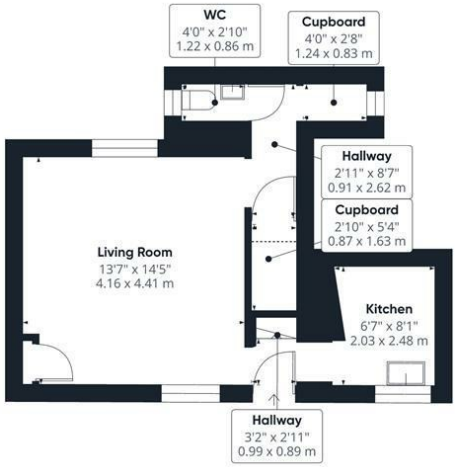




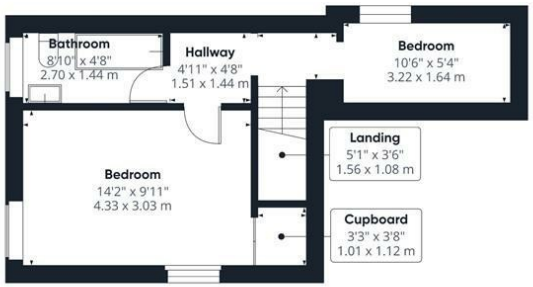







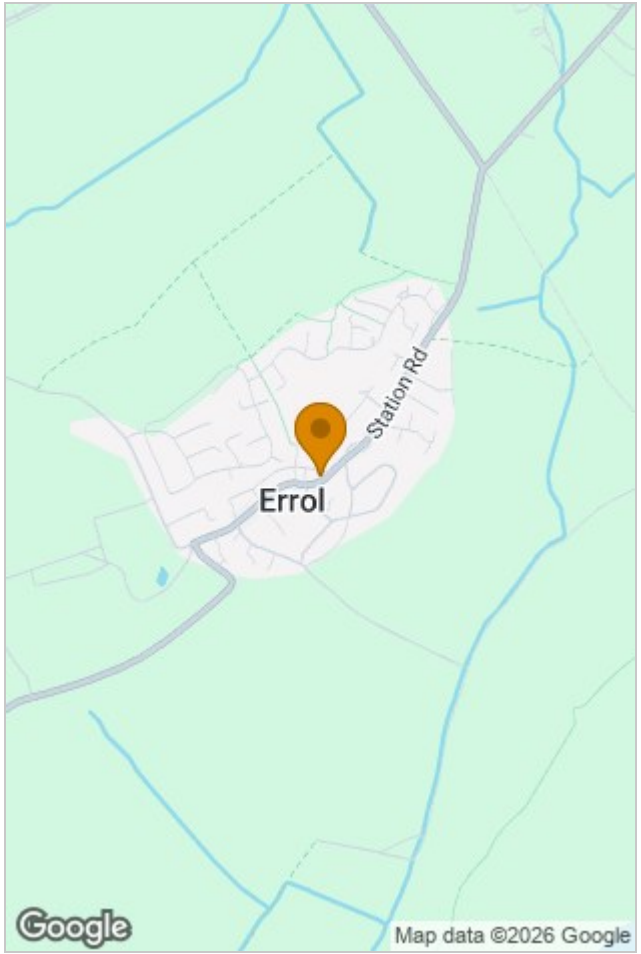



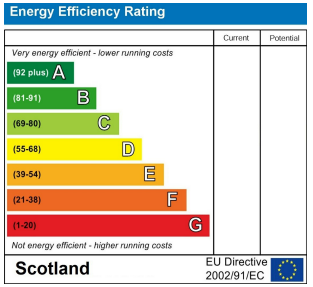
Ground floor

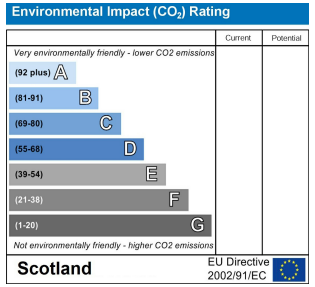




Floor 1







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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