




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

24B Elm Street
ERROL, PERTSHIRE, PH2 7SQ



THE LOCATION

ERROL

This home is part of an idyllic setting in the Carse of Gowrie and is located on a short walk from the village centre and enjoys open views.

Situated within the beautiful Carse of Gowrie, set almost equidistant from the cities of both Dundee and Perth, therefore within easy commuting distance of both these areas with all their attractions, services and amenities.

Within the surrounding area, a choice of leisure pursuits are available including walking, fishing and shooting, and the area boasts some of the most stunning scenery in Scotland. Errol is a haven for those who work in the City and like to play in the country.

Local facilities within the village include a cafe, pub, local winery, doctor's surgery, village hall and convenience store whilst Abernety Arts and Antiques Centre is easily accessible offering a unique shopping experience and a popular restaurant and there is an excellent garden centre and cafe at Glendoick.

This lovely village sits adjacently to the A 90 dual carriageway and therefore is within an area that provides an easy commuting opportunity and an excellent central location from which to enjoy all the beautiful attractions of the surrounding areas.





THE PROPERTY

24B ELM STREET

McEwan Fraser Legal is delighted to offer to the market this simply outstanding two-bedroom bungalow in a well-established and popular residential area. Accommodation is spacious and bright and beautifully presented to the market. Designed to suit a modern lifestyle choice, the lounge is clearly sectioned to create a separate dining area and a door from here opens to the nicely fitted kitchen. The lounge and bedrooms are carpeted. In the hall, two cupboards provide essential storage and both bedrooms have fitted wardrobes.

Externally, to the front of this home is a parking area for several cars. The gardens are beautifully maintained and presented with well-stocked borders, shrubs and trees. The garden to the back of the house is cleverly landscaped to provide multiple areas of attraction including a greenhouse and vegetable beds, a patio, a shed and a summerhouse.

Excellent value for money, this home is truly in walk-in condition and a credit to the current owners.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'4") x 3.20m (10'6")
Kitchen	3.40m (11'2") x 2.20m (7'2")
Bedroom 1	3.00m (9'10") x 2.70m (8'10")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")
Bathroom	2.20m (7'2") x 1.70m (5'7")

Gross internal floor area (m²): 52m²
EPC Rating: C

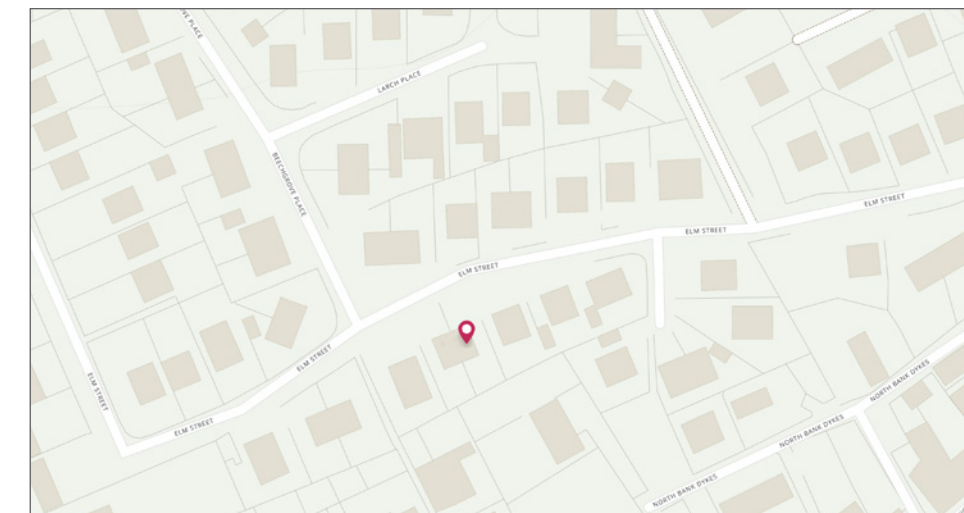
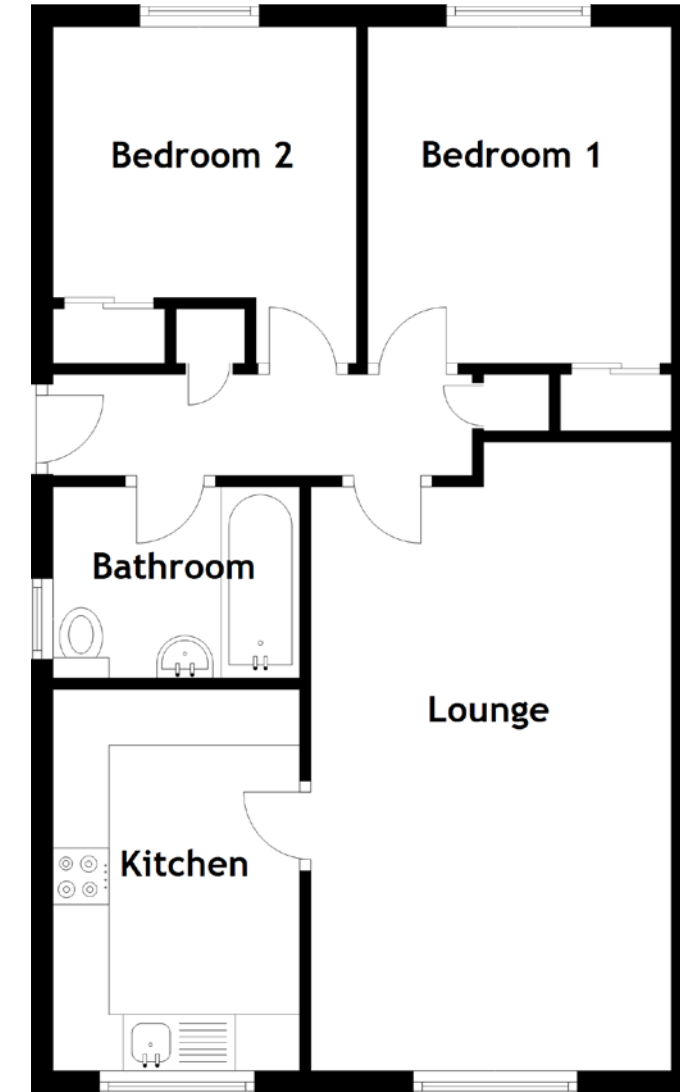


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Corporate Account Manager



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer