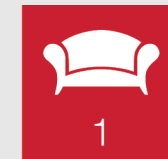




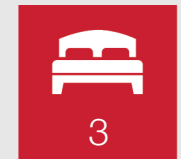
**Thorntons**   
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71 Elm Street,  
Errol,

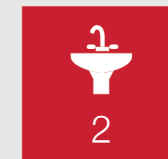
Perth, PH2 7SQ



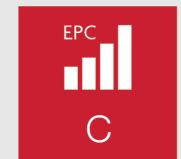
1



3



2



C





## Summary

This three-bedroom, two-bathroom, detached bungalow in the picturesque village of Errol is a wonderful residence for families, downsizers, and professionals looking for an equidistant commute to Dundee and Perth. The well-presented home has large, light-filled rooms and it benefits from generous private parking. Furthermore, it features a fully-enclosed rear garden with a charming summerhouse, two sheds, and a sun-trap southwest-facing aspect.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances (gas hob, oven, fridge, and dishwasher), summerhouse, and two garden sheds to be included in the sale.

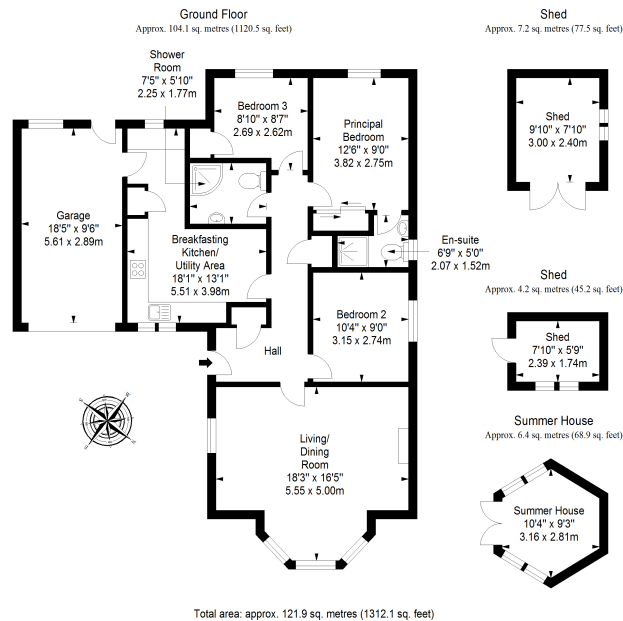
## Features

- A spacious detached bungalow
- Situated in the village of Errol
- Inviting entrance hall with storage
- Living/dining room with bay window
- Breakfasting kitchen and utility area
- Two bright double bedrooms
- One versatile single bedroom
- 3pc en-suite shower room
- Modern 3pc family shower room
- Neatly-tended front and rear gardens
- Multi-car driveway and integral garage
- Gas central heating and double glazing





# Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



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