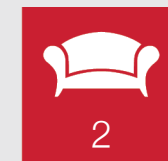




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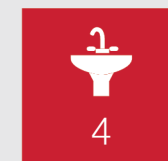
Errol, Perth, PH2 7TD



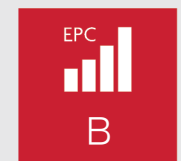
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5



4



B



Summary

Cois Abhann is a stylish and characterful home forming part of a charming steading conversion just outside Errol, in the heart of the Perthshire countryside. The five-bedroom, four-bathroom house represents an ideal family home with generous rooms in an immaculate, move-in condition with contemporary fixtures and a palette of neutral, tasteful décor throughout. It is accompanied by beautifully maintained gardens, a paddock, an orchard, and excellent private parking. As well as being surrounded by open countryside, the house lies within easy reach of amenities in Errol and the surrounding villages and towns. Extras: All fitted floor coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Spacious steading house near Errol
- Fabulous open-plan reception with dual-aspect garden access
- Contemporary breakfasting kitchen, plus large utility room
- Living and dining room with log-burning stove and bi-folding doors
- Oak wood interior throughout
- Principal bedroom with dressing en-suite
- 4 Further bedrooms (one en-suite)
- Family bathroom and 3 shower rooms
- Well-maintained front and rear gardens
- Paddock and mature orchard
- Unrestricted views of farmland and hills
- Integral garage and extensive private drive
- Air-source heating and double glazing



"This five-bedroom, four-bathroom home offers a fabulous open-plan living area - perfect for families."





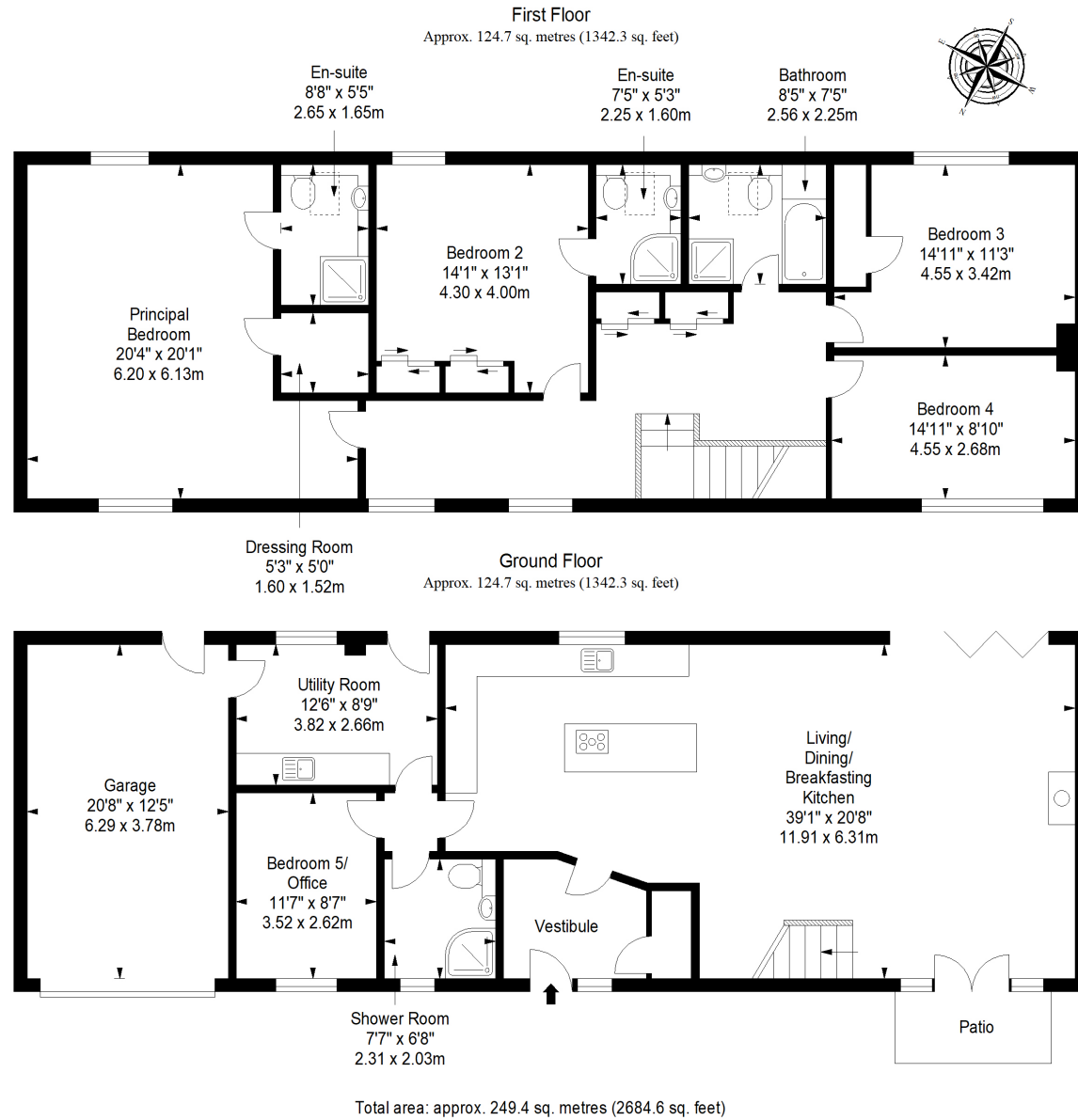


"The home is surrounded by countryside yet lies within easy reach of nearby amenities and transport links."



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Floorplan





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