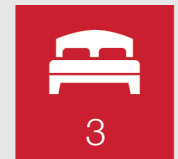
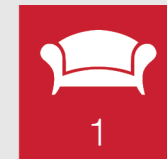




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## The Old Schoolhouse,

Station Road, Errol, Perth,  
PH2 7QB





## Summary

Situated in the Errol conservation area, this charming three-bedroom residence is a converted, B-listed, former school (1855) that has a wealth of characterful features and architectural flourishes. The traditional property benefits from spacious rooms with high ceilings, enjoying sympathetic interior design. It has a large living room and dining kitchen, as well as a modern bathroom with a four-piece suite. It also features off-street parking and a beautiful front garden which has a neat lawn and dining patio, framed by established planting to afford excellent privacy.

Extras: all fitted floor and window coverings, integrated kitchen appliances, a dishwasher, and a washer to be included.

## Features

- Converted B-listed former school
- Situated in the village of Errol
- Semi-rural setting by the River Tay
- Traditional porch and hall with storage
- Living room with a bay window
- Well-appointed dining kitchen
- Two double bedrooms with storage
- One versatile bedroom/home office
- Modern 4pc bathroom with shower cubicle
- Mature front garden and side gardens
- Two garden sheds for storage
- Off-street parking to the rear
- Gas central heating system
- Traditional feature windows



"A south-facing living room with a bay window, a dual-aspect dining kitchen, three bedrooms, and a four-piece bathroom"



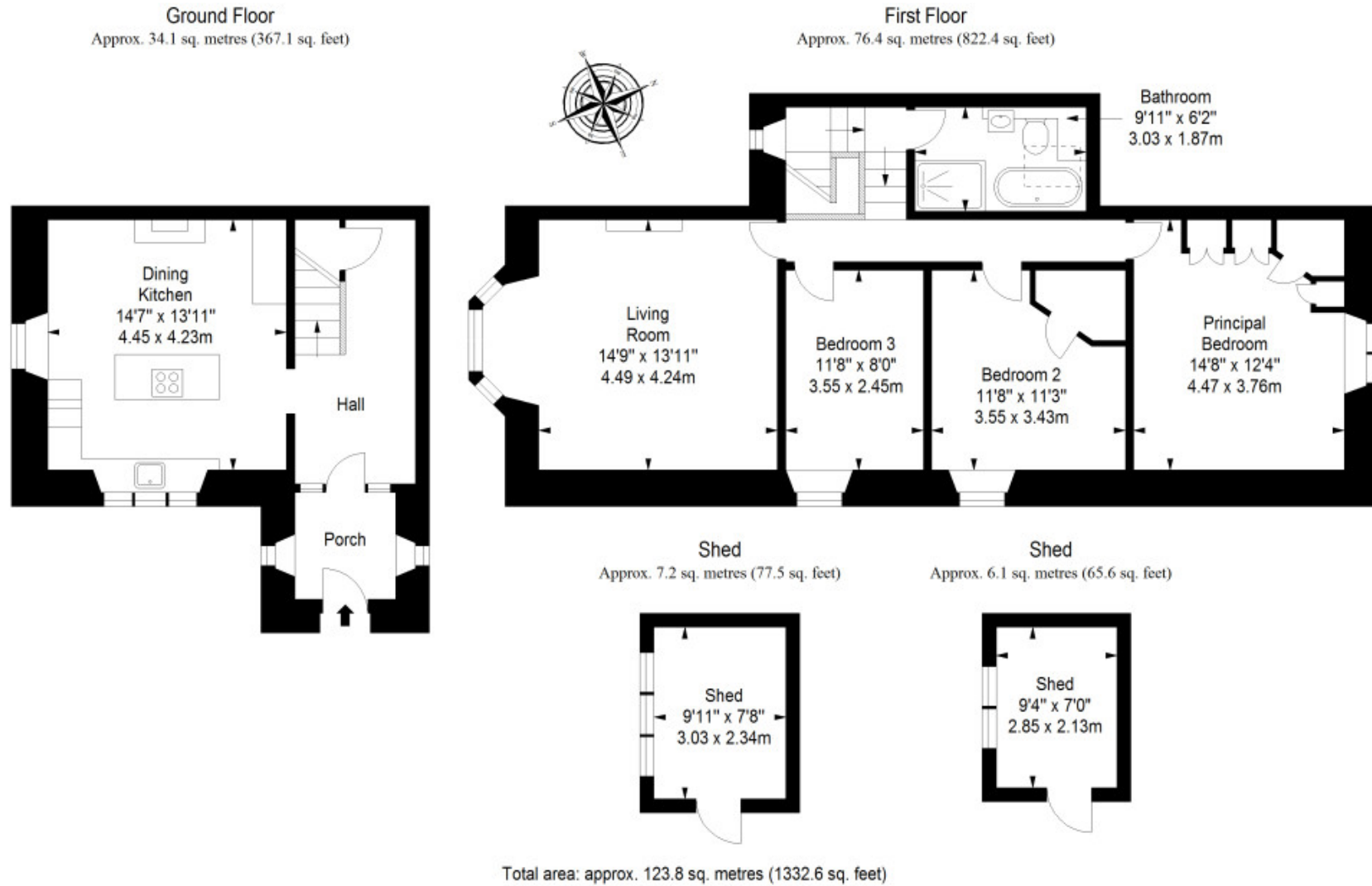




"A B-listed former school converted into a beautiful family home, offering a semi-rural lifestyle in the village of Errol"



# Floorplan





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