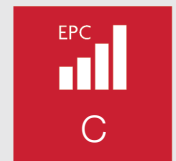
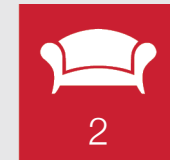




59 Elm Street,  
Errol,

Perth, PH2 7SQ





## Summary

This executive four-bedroom detached house forms part of a sought-after development in the peaceful village of Errol. It offers a semi-rural lifestyle close to the countryside and the River Tay, and is just a short drive from the cities of Perth and Dundee. Furthermore, the southwest-facing home boasts generous accommodation that is highly versatile and beautifully presented. It includes excellent built-in storage, a well-appointed modern kitchen, and three quality washrooms. Plus, it has ample private parking and a stunning rear garden that is perfect for families.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

## Features

- Large detached house with stylish interiors
- Situated in picturesque Errol village
- Entrance hall with storage and a WC
- Southwest-facing living room
- Large kitchen/dining/family room
- Spacious utility room and separate store
- Landing with two built-in cupboards
- Four double bedrooms with wardrobes
- Modern 3pc en-suite shower room
- 4pc family bathroom with shower cubicle
- Well-kept, southwest-facing front garden
- Landscaped rear garden with a pond
- Generous private driveway for parking
- Gas central heating and double glazing



"An exceptional family home with a wealth of accommodation, including four double bedrooms and three washrooms"





LOVE

home

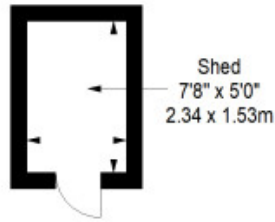


"Offers a highly desirable semi-rural lifestyle in the picturesque village of Errol, close to Perth and Dundee"

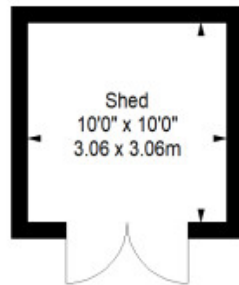


# Floorplan

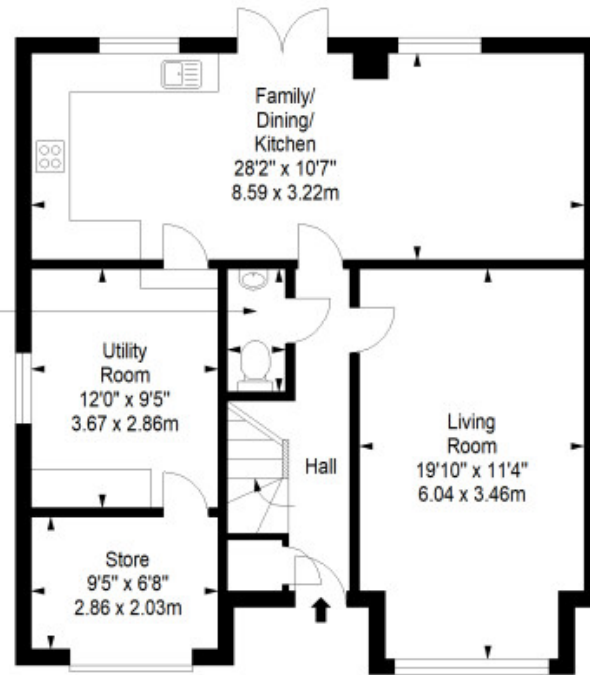
**Shed**  
Approx. 3.6 sq. metres (38.8 sq. feet)



**Shed**  
Approx. 9.4 sq. metres (101.2 sq. feet)



**Ground Floor**  
Approx. 77.3 sq. metres (832.1 sq. feet)



**First Floor**  
Approx. 74.4 sq. metres (800.8 sq. feet)



Total area: approx. 164.7 sq. metres (1772.9 sq. feet)



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheara@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburgea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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