

# 1 West Grange Steadings, Errol, Perthshire, PH2 7SY



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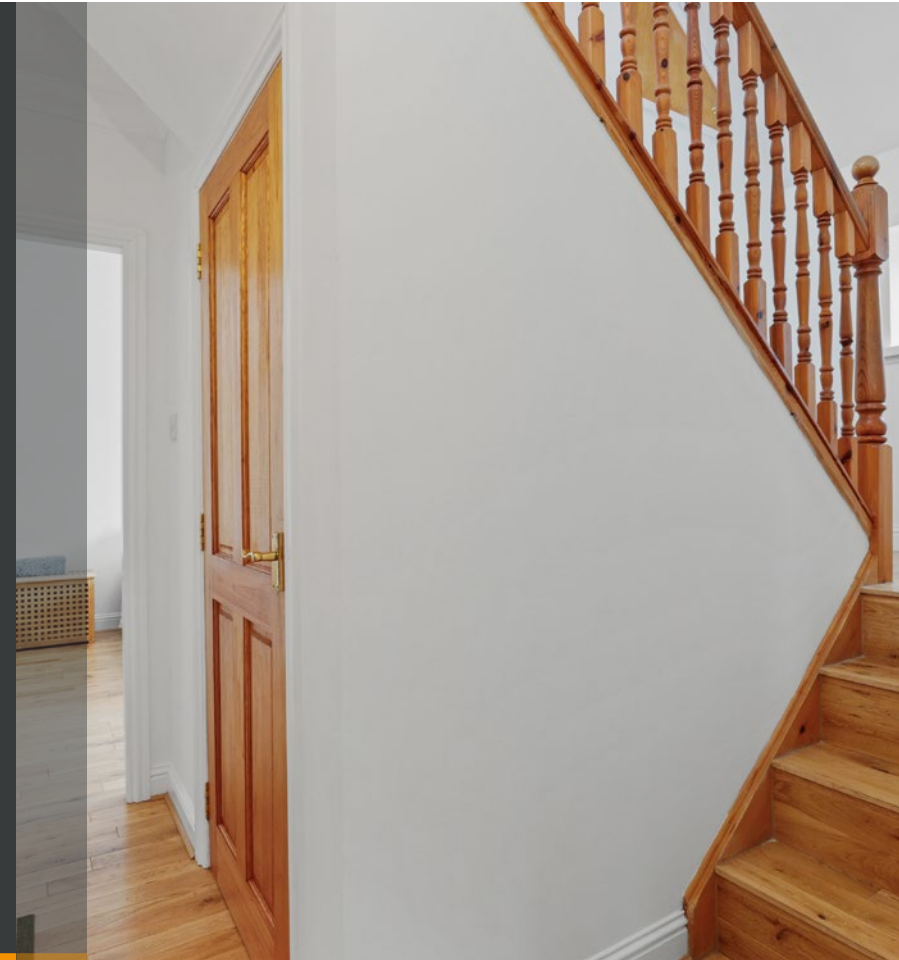


## 1 West Grange Steadings, Errol, Perthshire, PH2 7SY

- Four bedrooms across two floors
- Stunning open-plan kitchen/living/dining area
- Log-burning stove and quality wood flooring
- Bright and airy sunroom with countryside views
- Downstairs principal bedroom with en-suite
- Upstairs family bathroom
- French doors to private patio and lawn
- Wraparound garden and external storage
- Peaceful rural setting with farmland backdrop
- Easy access to Errol village, Perth & Dundee

Nestled in the picturesque Perthshire countryside, 1 West Grange Steadings is a beautifully converted four-bedroom steading offering spacious accommodation with a stylish interior and tranquil rural views. Perfectly positioned on the edge of Errol, this charming home blends character and comfort, ideal for families or those seeking a peaceful lifestyle within easy reach of Perth, Dundee and beyond.

The heart of the home is the generous open-plan kitchen, dining and living area, complete with modern units, quality appliances, breakfast bar, and cosy lounge space centred around a wood-burning stove. French doors open out to a sun-soaked patio with uninterrupted farmland views. A bright sunroom with exposed stone adds further charm and relaxation space. On the ground floor, the principal bedroom offers great proportions and an en-suite shower room. Upstairs, three further bedrooms are serviced by a family bathroom. Externally, the property enjoys a private wraparound garden with a large patio, lawn, sheds for storage, and ample off street parking. The peaceful setting and open outlooks are complemented by the nearby village of Errol, which offers local shops, schooling, and excellent transport connections.







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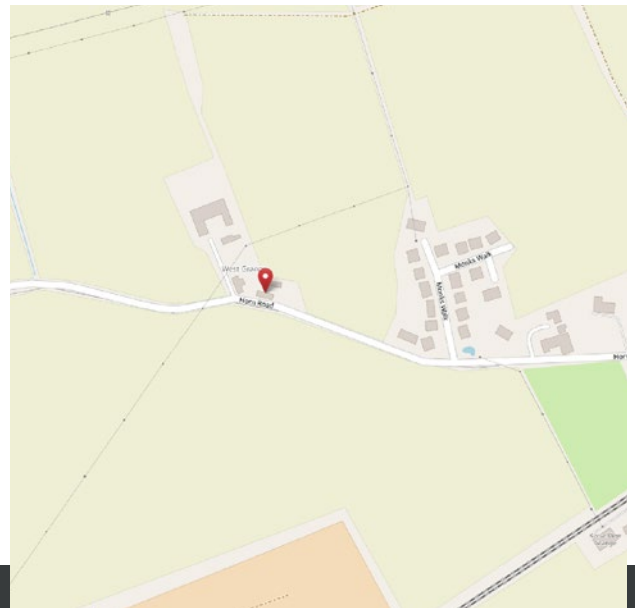


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### LOCATION

Located just outside the village of Errol, 1 West Grange Steadings enjoys a peaceful rural setting with open countryside views, yet remains well-connected. Errol offers a welcoming community, local shops, primary school, a café and regular transport links. The property is ideally situated for commuters, with both Perth and Dundee just a short drive away. Outdoor enthusiasts will love the abundance of local walks, cycle routes and nature on the doorstep, while the River Tay and Carse of Gowrie add to the area's natural charm. This is a perfect location for relaxed rural living without sacrificing everyday convenience.







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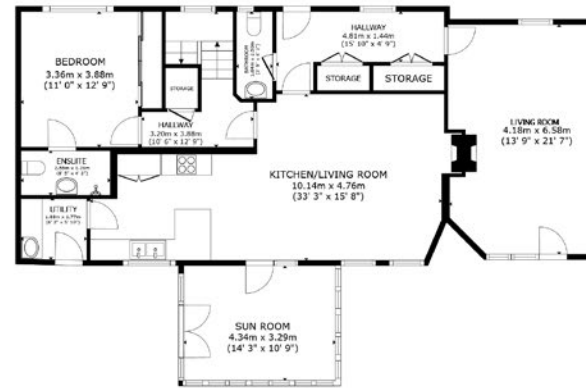
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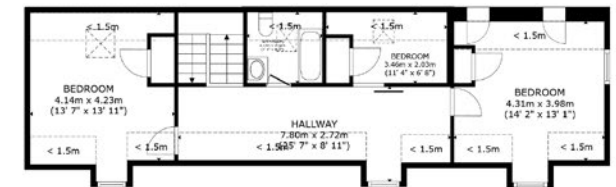


**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 128.6 m<sup>2</sup> (1,385 sq.ft.) FLOOR 2 48.9 m<sup>2</sup> (526 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 21.9 m<sup>2</sup> (236 sq.ft.)  
TOTAL : 177.5 m<sup>2</sup> (1,911 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.