



17D Preston Watson Street, Errol, PH2 7UR  
Offers over £225,000

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# 17D Preston Watson Street Errol, PH2 7UR

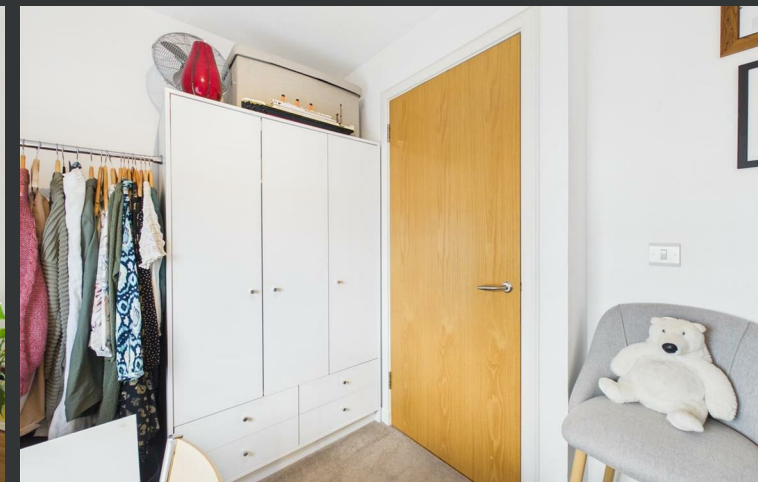
- Three-bedroom semi-detached villa
- Modern dining kitchen
- Ground floor WC
- Private enclosed rear garden
- Detached garage
- Spacious and bright living room
- French doors opening to the garden
- Contemporary family bathroom
- Patio and lawn area
- Monoblock driveway parking

Presented in excellent condition throughout, this attractive three-bedroom semi-detached villa offers bright, modern accommodation within a popular residential development in the sought-after village of Errol.

The ground floor comprises a welcoming entrance hallway with convenient WC, leading to a spacious and beautifully presented lounge, ideal for both everyday family living and entertaining. To the rear, the stylish dining kitchen is fitted with a range of contemporary units and ample worktop space, with French doors opening directly onto the enclosed rear garden, creating a seamless indoor-outdoor living experience. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom and two further bedrooms suitable for children, guests or home working. The family bathroom is finished to a modern standard and features a bath with shower facilities, wash hand basin and WC. Externally, the property enjoys a private, fully enclosed rear garden with lawn and patio area, perfect for relaxing, outdoor dining and family enjoyment. A monoblock driveway provides off-street parking and leads to a detached garage, offering excellent storage, workshop potential or secure parking. Situated within a well-established development close to local amenities, schools and transport links, this superb home will appeal to first-time buyers, young families and those seeking a modern property in a desirable village setting.

Offers over £225,000



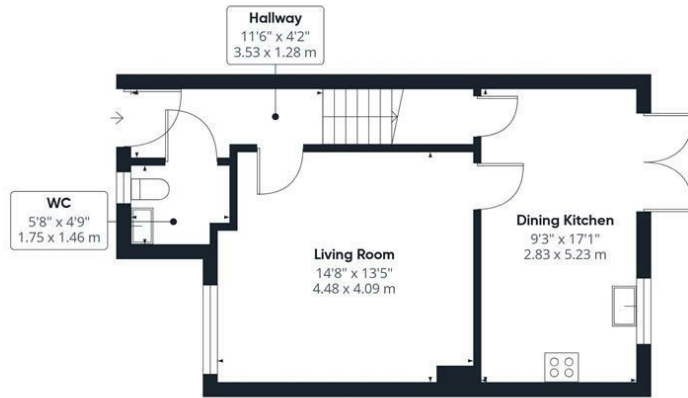


## Location

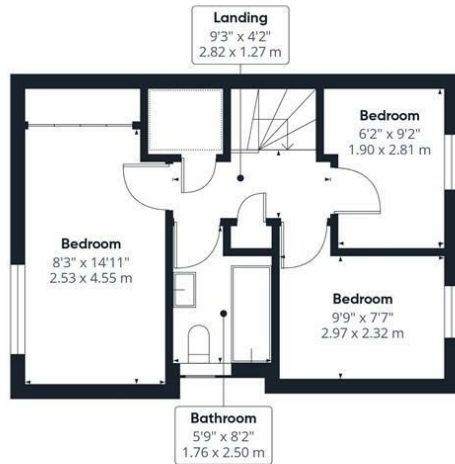
Errol is a thriving and highly desirable village situated between Perth and Dundee, offering an excellent balance of rural charm and modern convenience. The village benefits from a range of local amenities including shops, cafés, a primary school, community facilities and recreational opportunities. Surrounded by picturesque Perthshire countryside, Errol provides easy access to scenic walks, cycling routes and outdoor pursuits. Excellent transport connections via the A90 make commuting to Perth, Dundee and beyond straightforward. The nearby cities offer extensive shopping, leisure and employment opportunities, while the village itself maintains a strong sense of community, making it particularly popular with families and professionals seeking a peaceful yet well-connected location.







Ground floor



Floor 1

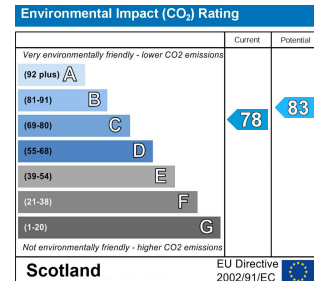
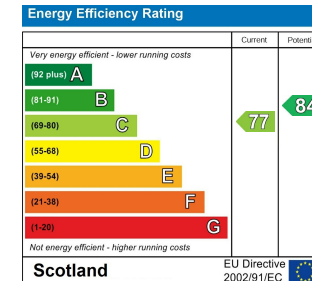
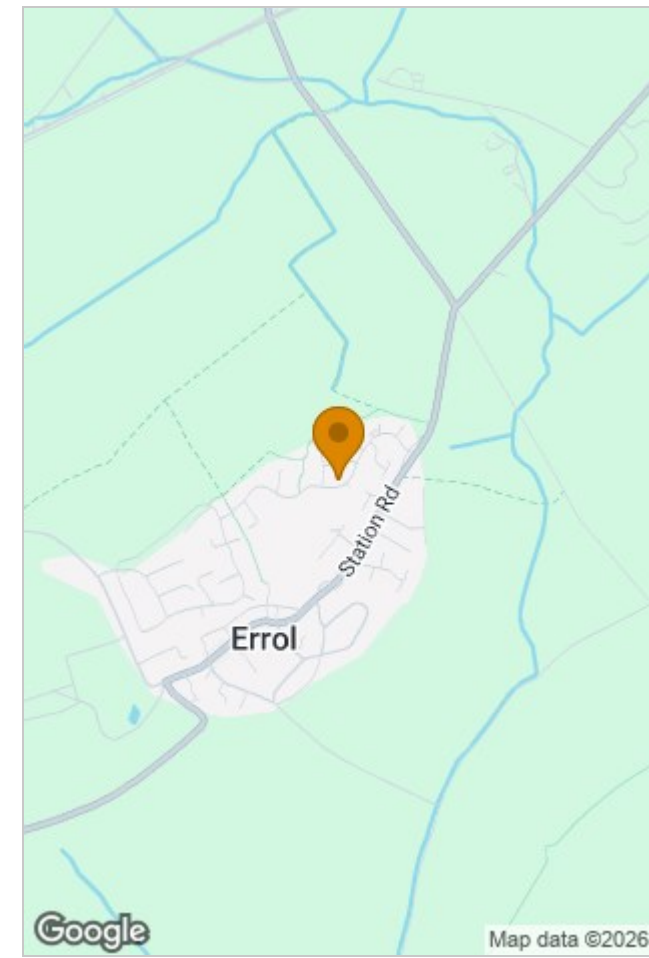


Approximate total area<sup>(1)</sup>  
822 ft<sup>2</sup>  
76.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.