



HARMONY HOMES
ESTATE AGENCY



4 West grange, Errol, PH2 7SY

Fixed asking price £440,000





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!! New Fixed Price of £440,000, £35,000 Below Home Report Valuation!!

Nestled in the charming village of Errol, this impressive home offers a perfect blend of modern living and serene countryside charm. Built in 2007, this beautifully presented end terrace converted steading boasts a generous plot, complete with a stunning garden that provides breath taking views of the surrounding countryside.

As you step inside, you are greeted by an expansive ground floor that features 3 well-appointed reception rooms, including a welcoming sitting room with a delightful woodburning stove, perfect for cosy evenings. The fantastic kitchen, complete with a dining area, is designed for both functionality and style, with patio doors that seamlessly connect the indoor space to the outdoor garden, ideal for entertaining or enjoying a quiet moment in nature.

The ground floor also includes a convenient w/c and a shower room, ensuring comfort for both residents and guests. Ascending to the upper level, you will discover a truly remarkable multi-purpose room that can be tailored to your needs, whether it be a playroom, home office, or additional living space. The master bedroom features an ensuite bathroom, providing a private retreat, while three further bedrooms offer ample space for family or guests. The family bathroom is a luxurious touch, complete with a relaxing jacuzzi bath.

This spacious home is not only impressive in its design but also in its location. Situated between the vibrant cities of Dundee and Perth, you can enjoy the peace of rural living while being just a short drive away from urban amenities. This property is a rare find, offering a harmonious lifestyle in a picturesque setting. Don't miss the opportunity to make this stunning house your new home.



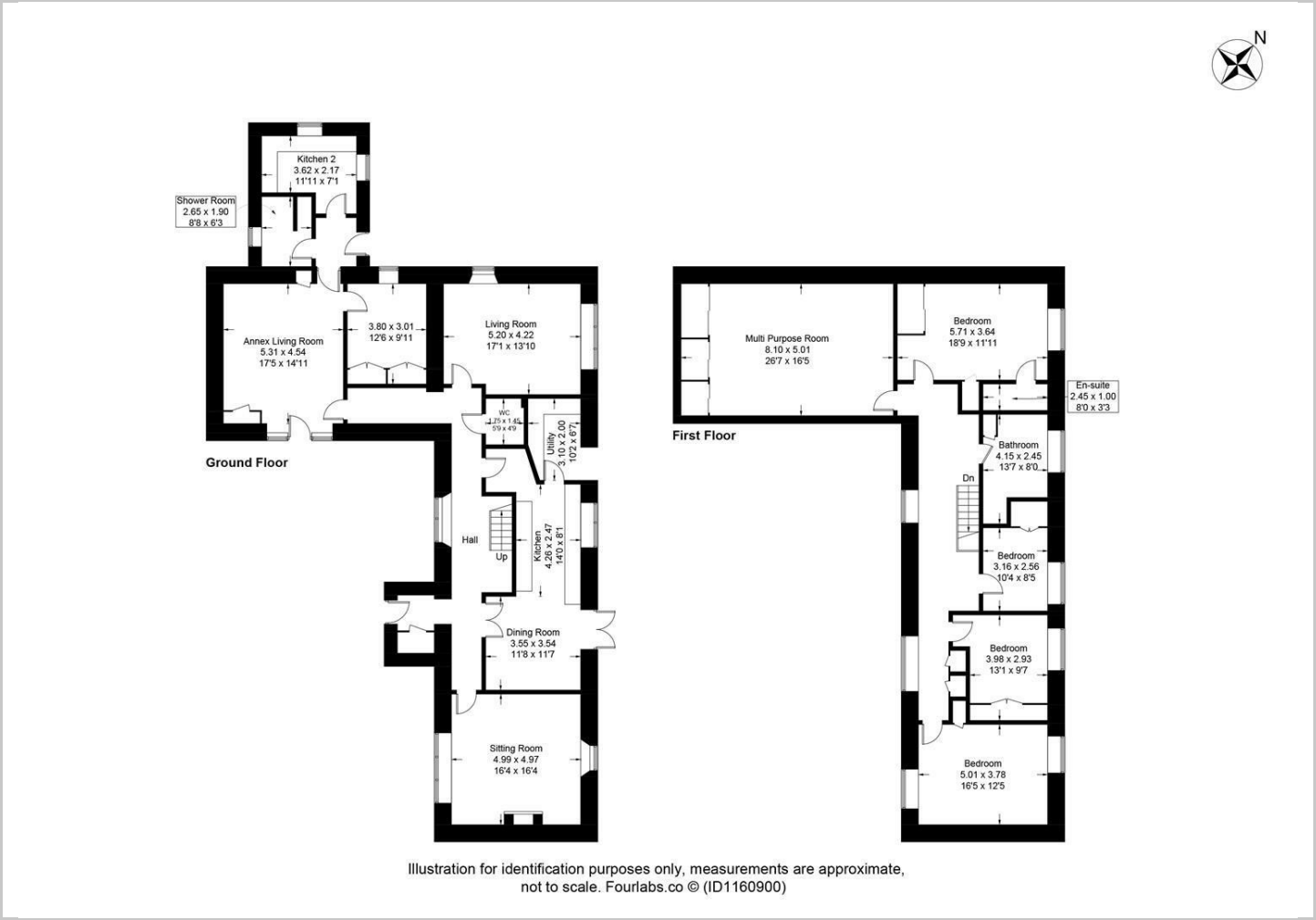


Directions





Floor Plans

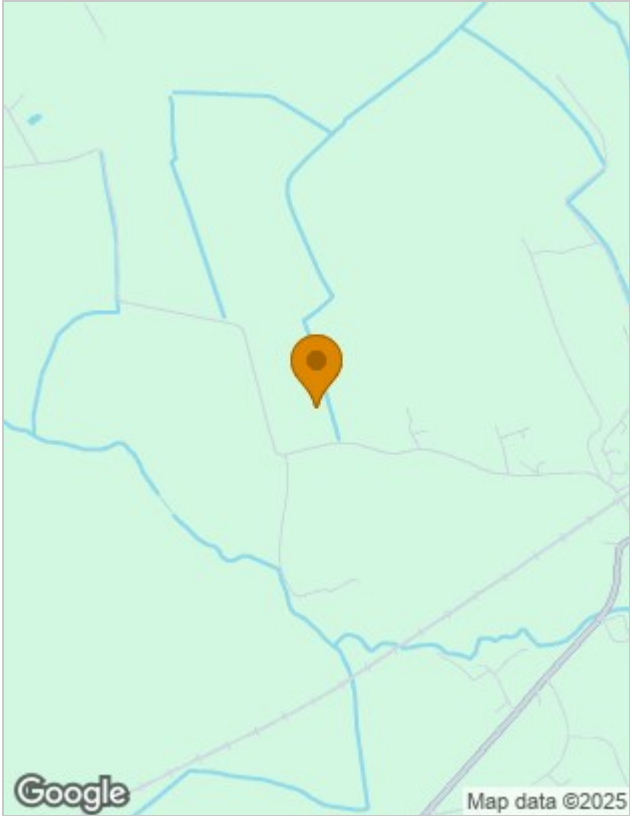


Viewing

Please contact our Harmony Homes Office on 01382 819155 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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	