



# Thorntons

Offers Over £118,000



2 Croft Terrace, Errol, Perthshire, PH2 7UE

Croft Terrace comprises a small lane with a row of terraced houses along its length. The terrace lies within the Errol village conservation area and is a short walking distance from the village square, shopping and business amenities therein. Errol has a good range of local amenities, post office, primary school and benefits from regular commuter bus services to the cities of Dundee and Perth. Errol is approximately midway between the two cities and has straightforward access to arterial roads for commuting. This particular property is Category "C" Listed and is a stylish, mid terraced villa with a south facing outlook and front garden which is enclosed and accessed from a pedestrian lane. There is limited vehicle access to the front of the property with a small access/garden strip to the rear and north of the building. Ground level accommodation comprises a lounge, a sitting/dining room, small galley style kitchen with utility area. On the upper landing there is a split level stair giving access to three good sized bedrooms, two of the bedrooms having a south facing outlook with uninterrupted views over open farmland and towards the River Tay and Fife hills beyond. There is also a bathroom on the upper level. The property is in need of refurbishment throughout and this has been fully reflected within the asking price and highlighted within the Home Report.

Features of the property include double glazed windows and gas fired central heating system. The staircase and flooring are excellent examples of some of the original features of the property. Viewing is strongly recommended to fully appreciate the location, local amenities, the spacious accommodation as well as the potential to create a comfortable family home.

Upon entering the village of Errol proceed to the village square. At the village square proceed down Gas Brae. Approximately halfway on the right is the access lane to Croft Terrace. The property is the third on the row on the right hand side of the lane.

Please note: access lane leading to Croft Terrace is not a publicly adopted road and the necessary rights of access will be granted to the successful purchaser, subject to corresponding shared maintenance obligations.

## 2 Croft Terrace, Errol, Perthshire, PH2 7UE

### Room Dimensions

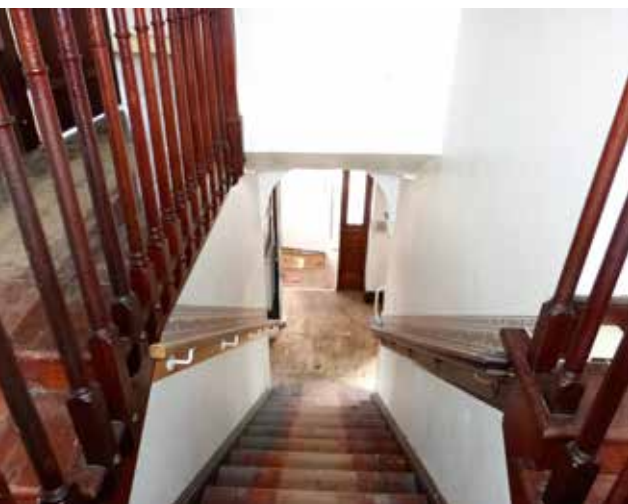
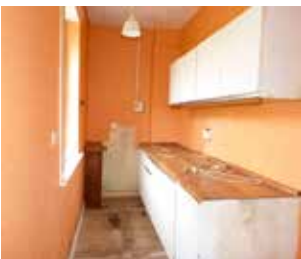
Entrance Vestibule	6'3 x 3'2	(1.91m x 0.97m)
Entrance Hall	4'10 x 5'10	(1.47m x 1.78m)
Lounge	11'10 x 14'1	(3.61m x 4.29m)
Sitting/Dining	11'3 x 13'11	(3.43m x 4.24m)
Galley Kitchen	12'0 x 4'9	(3.66m x 1.45m)
Utility Space	11'10 x 4'8	(3.61m x 1.42m)
Bedroom	12'8 x 9'8	(3.86m x 2.95m)
Bedroom	11'4 x 13'11	(3.45m x 4.24m)
Bedroom	9'1 x 8'7	(2.77m x 2.62m)
Bathroom	6'7 x 4'7	(2.01m x 1.40m)



Illustrative only. Not to scale.



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PSPC



TSPC



SPC

SCOTLAND

spcscotland.co.uk



2 Public



On Street  
Parking



3/4 Bed



EPC Rating



1 Bath



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.